

DEED RESTRICTION

PETITION NO. 10752

Use black ink & print legibly

WHEREAS,

is owner of the following described real estate in the Town of Primrose, Dane County, Wisconsin further described as follows:

LEGAL DESCRIPTION:

Lots _____ of Certified Survey Map # _____, Section _____, Township 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

Recording area

Name and return address:

Parcel Number(s):

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Primrose, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

The described lots are prohibited from sale to individuals outside the farm corporation of Sponem Valley View Dairy, LLC., for a term of 25-years from the date of the recording of this deed restriction.

However, prior to the 25-year sunset clause, in the event that the Lot owner proves an instance of a catastrophic health problem (injury, terminal or significant illness), a Foreclosure and/or Divorce; the individual owners of said Lots will be able to request removal of this deed restriction to the Township and County in order to obtain the approval to rezone their Lot from A2(2) Agriculture Zoning District to RH-1 Rural Homes Zoning District; then if needed, be able to place their lot on the open market for sale to individual(s) not associated with the farm corporation.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

_____ Date

_____ Date

_____ Signature of Grantor (owner)

_____ Signature of Grantor (owner)

_____ *Name printed

_____ *Name printed

This document was drafted by:
(print or type name below)

STATE OF WISCONSIN, County of _____

Subscribed and sworn to before me on _____ by the above named person(s).

Signature of notary or other person
authorized to administer an oath _____
(as per s. 706.06, 706.07)

*Names of persons signing in any
capacity must be typed or printed
below their signature.
P&D form 2/20/2001

Print or type name: _____

Title _____ Date commission expires: _____

DIRECTIONS FOR FILLING OUT RESTRICTIONS

NOTE: The above restriction document is being provided for your convenience and may be recorded to comply with the requirements of your recently approved zoning petition. If you choose not to use this document, please ensure that your restriction document includes a detailed property description as well as the provisions listed on page 2, which address enforcement rights. Property descriptions have been derived from readily available sources such as tax records, surveys, deeds, and other recorded documents. Please review the property description to ensure accuracy and completeness.

THIS AREA IS FOR REGISTER OF DEEDS RECORDING ONLY.

DO NOT WRITE IN THIS SPACE.

STEP 1

STEP 3

WHEREAS, _____
STEP 2

FILL IN THE PROPERTY OWNER(S) NAME(S) HERE

Recording area

Name and return address:

FILL IN OWNER(S) NAME AND RETURN ADDRESS IN THIS SPACE

PARENT PARCEL NUMBER(S)

is/are owner(s) of the following described real estate in the

Town of **FILL IN TOWN NAME** in Dane County,

further described as follows:

STEP 4

FILL IN THE PARCEL NUMBER(S) OF THE PROPERTIES IN THIS SPACE

(Use reverse side if more space is needed for the complete property description.)

Legal Description:


A PROPERTY DESCRIPTION OF TO WHICH THE RESTRICTIONS APPLY APPEARS HERE. YOU MAY BE REQUIRED TO INSERT CERTIFIED SURVEY MAP (CSM) INFORMATION.

IF CSM INFORMATION IS REQUIRED, PLEASE COORDINATE WITH YOUR SURVEYOR AND THE DANE COUNTY LAND DIVISION REVIEW OFFICER AND FILL IN THE INFORMATION ACCORDINGLY.

YOU MAY BE ASKED TO SUBMIT THE FINAL CSM AND SIGNED, NOTARIZED RESTRICTION DOCUMENT TO THE DANE COUNTY LAND DIVISION REVIEW OFFICER WHO WILL FILL IN THE CSM RECORDING INFORMATION AND SIMULTANEOUSLY RECORD BOTH DOCUMENTS ON YOUR BEHALF.

WHEREAS, said owner(s) desires to place certain restrictions on the above-said real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

1. The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of the County zoning ordinance at the time the enforcement action is commenced, and **STEP 5**  **TOWN NAME**
2. The Town Government of the Town of _____, Dane County, provided that the lands are within the jurisdiction of said Town at the time the enforcement action is commenced, and;
3. The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed: *(Use reverse side or attachment if more space is needed.)*

***THE RESTRICTIONS ON THE PROPERTY APPEAR HERE.
DO NOT WRITE IN THIS SPACE.***

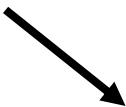
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The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Natural Resources Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

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3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

STEP 6



Date

Signature of Grantor (owner)

*Name printed

OWNER(S) MUST HAVE SIGNATURE(S) NOTARIZED, AND FILE THE RESTRICTION DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS. DO NOT RECORD THESE DIRECTIONS. A COPY OF THE RECORDED DOCUMENT SHOULD BE PROVIDED TO DANE COUNTY ZONING.

Date

Signature of Grantor (owner)

*Name printed

Date

Signature of Grantor (owner)

*Name printed

STEP 7

PRINT OR TYPE YOUR NAME HERE

This document was drafted by:
(print or type name below)

Jane Q. Landowner

STATE OF WISCONSIN, County of _____

Subscribed and sworn to before me on _____ by the above named person(s).

Signature of notary or other person
authorized to administer an oath _____
(as per s. 706.06, 706.07)

Print or type name: _____

Title _____ Date commission expires: _____

*Names of persons signing in any capacity must be typed or printed below their signature.
P&D form 2/20/2001