



ALLOCATION OF LAND SPLITS

(This instrument allocates land splits between parcels and is not a conveyance within the meaning of Section 77.21(1), Wisconsin Statutes, and is exempt from transfer tax return and transfer fee.)

20 This Agreement is made and entered into this day of February, 2015, by and between Frederick Zweifel and Alice Zweifel, as trustees of the Frederick and Alice Zweifel Revocable Trust U/A/D March 12, 2012 (the "Trust"), Richard Fahey and Mary Fahey (collectively the "Faheys"), and Fahey Brothers LLP ("LLP").

WHEREAS, the Trust owns a parcel of real property (hereinafter referred to as the "Trust Parcel") that is more particularly described on Exhibit A attached hereto; and

WHEREAS, the Faheys own a parcel of real property (hereinafter referred to as the "Fahey Parcel") that is more particularly described on Exhibit A attached hereto; and

WHEREAS, the LLP owns a parcel of real property (hereinafter referred to as the "LLP Parcel"; the Trust Parcel, Fahey Parcel, and LLP Parcel are hereinafter collectively referred to as the "Subject Parcels") that is more particularly described on Exhibit A attached hereto; and

WHEREAS, the parties have agreed to an allocation of existing legal rights to divide portions of the Subject Parcels into residential building sites; and

WHEREAS, the parties wish to confirm and state their agreement with respect to the foregoing in the manner and form following.

NOW, THEREFORE, for valuable consideration, the parties agree as follows:

1. The parties understand and acknowledge that, as owners of the Subject Parcels, they possess the legal right under applicable ordinances and regulations of the Town of Montrose, Dane County, Wisconsin to divide (i.e., to "split") such property into a total of three (3) residential building sites. Such rights of division of property into residential building sites shall be allocated between the Trust Parcel, Fahey Parcel, and the LLP Parcel as follows:

- (a) One (1) split shall be allocated to the Trust Parcel; and
- (b) Two (2) splits shall be allocated to the Fahey Parcel.

Neither party shall claim the right to any greater number of residential building sites than is allocated to such party under this paragraph. Neither party shall oppose the lawful use of a split allocated to the other party hereunder in the development of a residential building site for single family residential purposes.

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5215065**

**02/15/2016 1:21 PM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 9**

Return to:
Attorney William L. Fahey
Boardman & Clark LLP
P.O. Box 927
Madison, Wisconsin 53701-0927

See attached Exhibit A
Parcel Identification Number

2. The benefits and burdens set forth herein shall run with the land and shall be binding upon and accrue to the benefit of the parties hereto and their successors in interest to the Trust Parcel, Fahey Parcel and the LLP Parcel, respectively.

IN WITNESS WHEREOF, the parties have placed their hands and seals on the day and year first above-written.

FREDERICK AND ALICE ZWEIFEL
REVOCABLE TRUST U/A/D MARCH 12, 2012

By: Frederick Zweifel, Trustee (SEAL)
Frederick Zweifel, Trustee

By: Alice Zweifel, Trustee (SEAL)
Alice Zweifel, Trustee

_____(SEAL)
Richard Fahey

_____(SEAL)
Mary Fahey

FAHEY BROTHERS, LLP

By: _____(SEAL)
Theodore Fahey, Partner

[ACKNOWLEDGEMENT ON FOLLOWING PAGES]


2. The benefits and burdens set forth herein shall run with the land and shall be binding upon and accrue to the benefit of the parties hereto and their successors in interest to the Trust Parcel, Fahey Parcel and the LLP Parcel, respectively.

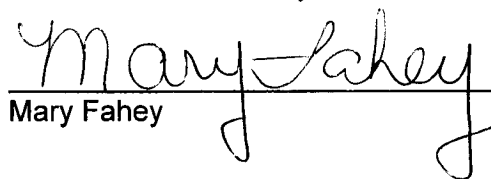
IN WITNESS WHEREOF, the parties have placed their hands and seals on the day and year first above-written.

FREDERICK AND ALICE ZWEIFEL
REVOCABLE TRUST U/A/D MARCH 12, 2012

By: _____ (SEAL)
Frederick Zweifel, Trustee

By: _____ (SEAL)
Alice Zweifel, Trustee

 _____ (SEAL)
Richard Fahey

 _____ (SEAL)
Mary Fahey

FAHEY BROTHERS, LLP

By: _____ (SEAL)
Theodore Fahey, Partner

[ACKNOWLEDGEMENT ON FOLLOWING PAGES]

2. The benefits and burdens set forth herein shall run with the land and shall be binding upon and accrue to the benefit of the parties hereto and their successors in interest to the Trust Parcel, Fahey Parcel and the LLP Parcel, respectively.

IN WITNESS WHEREOF, the parties have placed their hands and seals on the day and year first above-written.

FREDERICK AND ALICE ZWEIFEL
REVOCABLE TRUST U/A/D MARCH 12, 2012

By: _____ (SEAL)
Frederick Zweifel, Trustee

By: _____ (SEAL)
Alice Zweifel, Trustee

Richard Fahey (SEAL)

Mary Fahey (SEAL)

FAHEY BROTHERS, LLP

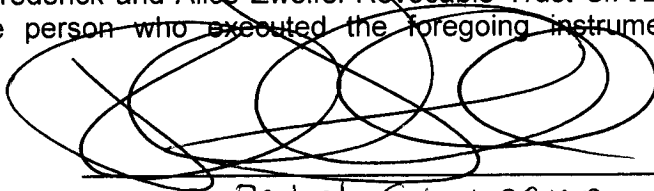
By: Theodore J. Fahey (SEAL)
Theodore Fahey, Partner

[ACKNOWLEDGEMENT ON FOLLOWING PAGES]

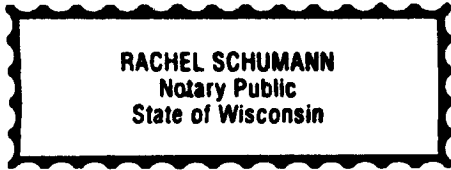
ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this 20th day of February, 2015, the above-named Frederick Zweifel, as trustee of the Frederick and Alise Zweifel Revocable Trust U/A/D March 12, 2012, to me known to be the person who executed the foregoing instrument and acknowledged the same.



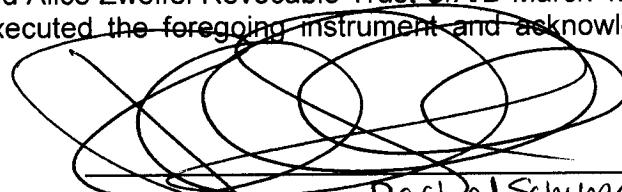
Rachel Schumann



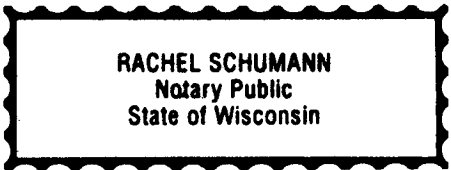
Notary Public, Dane County, Wisconsin.
My commission: 02/05/2018

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this 20th day of February, 2015, the above-named Alice Zweifel, as trustee of the Frederick and Alice Zweifel Revocable Trust U/A/D March 12, 2012, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Rachel Schumann



Notary Public, Dane County, Wisconsin.
My commission: 02/05/2018

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this ____ day of February, 2015, the above-named Richard Fahey, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.
My commission: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this ____ day of February, 2015, the above-named Frederick Zweifel, as trustee of the Frederick and Alice Zweifel Revocable Trust U/A/D March 12, 2012, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.
My commission: _____

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this ____ day of February, 2015, the above-named Alice Zweifel, as trustee of the Frederick and Alice Zweifel Revocable Trust U/A/D March 12, 2012, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.
My commission: _____

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this 5th day of March, 2015, the above-named Richard Fahey, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.
My commission: 04/10/2016

Sarah Prechel

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this 5th day of March February, 2015, the above-named Mary Fahey, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sarah Prechel
Notary Public, Dane County, Wisconsin,
My commission: 04/10/2016
Sarah Prechel

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this ____ day of February, 2015, the above-named Theodore Fahey, as partner of Fahey Brothers LLP, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.
My commission: _____

*This document drafted by
Attorney Josh C. Kopp
Boardman & Clark LLP
1 South Pinckney Street, Suite 410
Madison, WI 53701*

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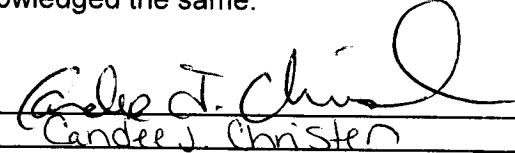
STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this ____ day of February, 2015, the above-named Mary Fahey, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.
My commission: _____

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this 18th day of ~~February, 2015~~ JAN 2016, the above-named Theodore Fahey, as partner of Fahey Brothers LLP, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Candee J. Christen
Notary Public, Dane County, Wisconsin.
My commission: 1/25/2019

*This document drafted by
Attorney Josh C. Kopp
Boardman & Clark LLP
1 South Pinckney Street, Suite 410
Madison, WI 53701*

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**EXHIBIT A TO
ALLOCATION OF LAND SPLITS
DATED FEBRUARY 20, 2015**

1. **Trust Parcel**

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Town 5 North, Range 8 East (Township of Montrose); EXCEPT Lot 1 of Certified Survey Plat No. 3158 Recorded May 1, 1979 in Vol. 12 Certified Survey Maps Page 213, Document 1618847.

PIN: 0508-294-9690-8; 0508-294-9000-2

2. **Fahey Parcel:**

The East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 29, Town 5 North, Range 8 East, Township of Montrose, Dane County, Wisconsin. Subject to existing highway over the South side thereof.

PIN: 040/0508-293-8000-5; 040/0508-293-9500-8

3. **LLP Parcel:**

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Town 5 North, Range 8 East, Township of Montrose, Dane County, Wisconsin. Subject to existing highway over the North Side thereof.

PIN: 040/0508-322-8070-5