

TRUSTEE'S DEED

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

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THIS DEED, made between Dora Keller as Trustee of The Dora Keller Revocable Trust

(Grantor, whether one or more),

and Jason Marshall

(Grantee, whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in DANE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See legal description on the attached Exhibit A.

This conveyance includes one (1), and only one (1), Development Right, and all other Development Rights associated with lands owned by Grantor shall remain with adjacent lands retained by Grantor.

Dated May 20, 2020

DORA KELLER REVOCABLE TRUST

(SEAL)

Dora Keller

(SEAL)

* By: Dora Keller, Trustee

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of Dora Keller authenticated on May 2020.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY

MURPHY DESMOND S.C., By: Attorney Vernon J. Jesse P.O. Box 2038, Madison, WI 53701-2038 (Except as to manner in which Grantee takes title)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

STATE BAR OF WISCONSIN

FORM No. 7 - 2003

*Type name below signatures.

37890.203527-2vjj-180520bjb / Trustee's Deed Keller Marshall

ACKNOWLEDGMENT

STATE OF WISCONSIN)
DANE County.) ss.

Personally came before me on May 20, 2020, the above named Dora Keller to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

James A Berger

Notary Public, State of Wisconsin.

My Commission (is permanent) (expires: 4/24/21)

EXHIBIT A
LEGAL DESCRIPTION

A Parcel of land that is located in and contains, the South Half of the Southwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, a Part of the Northwest Quarter of the Southwest Quarter, a Part of the Southwest Quarter of the Southwest Quarter and a Part of the Southeast Quarter of the Southwest Quarter, all in Section 34, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described more particularly as follows: Beginning at the South Quarter Corner of aforesaid Section 34; thence along the South line of the Southwest Quarter of said Section 34, South 89 degrees 50 minutes 23 seconds West, 19.67 feet to the North Quarter Corner of Section 3, Township 4 North, Range 9 East; thence continuing along the South line of the Southwest Quarter of said Section 34, South 89 degrees 46 minutes 26 seconds West, 695.22 feet to the Southeast Corner of Lot 1 of Certified Survey Map No. 10309, Recorded in Volume 60 of Certified Surveys on Pages 261-262 as Document No. 3440974 (CSM 10309); thence along the East line of said Lot 1 of CSM 10309, North 00 degrees 13 minutes 34 seconds West, 371.16 feet to the Northeast Corner of said Lot 1 of CSM 10309; thence along the North line of said Lot 1 of CSM 10309, South 89 degrees 46 minutes 26 seconds West, 387.58 feet to the Northwest Corner of said Lot 1 of CSM 10309; thence along the West line of said Lot 1 of CSM 10309, South 00 degrees 13 minutes 34 seconds East, 371.16 feet to a point on the South line of the Southwest Quarter of said Section 34, being the Southwest Corner of Lot 1 of CSM 10309; thence along said South line, South 89 degrees 46 minutes 26 seconds West, 348.90 feet; thence North 00 degrees 54 minutes 23 seconds West, 474.12 feet; thence South 89 degrees 46 minutes 26 seconds West, 697.83 feet; thence North 00 degrees 54 minutes 23 seconds West, 1411.59 feet; thence North 89 degrees 09 minutes 47 seconds East, 219.04 feet; thence North 00 degrees 55 minutes 12 seconds West, 723.31 feet; thence North 89 degrees 55 minutes 45 seconds East, 389.06 feet; thence North 00 degrees 34 minutes 46 seconds West, 39.10 feet to the North line of the Southwest Quarter of said Section 34; thence along said North line, North 89 degrees 55 minutes 45 seconds East, 1551.75 feet to the Center of said Section 34; thence along the East line of the Southwest Quarter of said Section 34, South 01 degrees 26 minutes 09 seconds East, 1984.30 feet to the Northwest Corner of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 34; thence along the North line of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 34, North 89 degrees 48 minutes 10 seconds East, 1314.37 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of said Section 34; thence along said East line, South 01 degrees 20 minutes 14 seconds East, 660.34 feet to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence along the South line of the Southeast Quarter of said Section 34, South 89 degrees 45 minutes 22 seconds West, 1313.21 feet to the Point of Beginning.

Tax Parcel No.: 042/0509-342-9190-2; 042/0509-343-8000-2; 042/0509-343-8500-7;
042/0509-343-9000-0; 042/0509-343-9501-0 and 042/0509-344-9190-0

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