### BEFORE THE DANE COUNTY BOARD OF ADJUSTMENT

In the Matter of the Appeal of:

KRUEGER QUARRY LLC, a Wisconsin limited liability company, DALE KRUEGER and R.G. HUSTON COMPANY, INC., a Wisconsin corporation,

Appellants.

# NOTICE OF APPEAL AND APPEAL OF DECISION AND ORDER OF DANE COUNTY ASSISTANT ZONING ADMINISTRATOR, DATED DECEMBER 17, 2020, UNDER WIS. STAT. § 59.694(4) AND DANE CO. ORD. § 10.101(9)

TO: Dane County Board of Adjustment c/o Hans Hilbert, Assistant Dane County Zoning Administrator and Agent for Board City-County Building 210 Martin Luther King Jr. Boulevard Madison, Wisconsin 53703-3342

Dane County Zoning Department c/o Roger Lane, Dane County Zoning Administrator City-County Building 210 Martin Luther King Jr. Boulevard Madison, Wisconsin 53703-3342

Daniel Everson, Assistant Dane County Zoning Administrator City-County Building 210 Martin Luther King Jr. Boulevard Madison, Wisconsin 53703-3342

### I. APPEAL

The Appellants and aggrieved parties, Kreuger Quarry, LLC, a Wisconsin limited liability company, and Dale Kreuger, being two of the owners of the real property that is the subject of this appeal, and R.G. Huston Company, Inc., a Wisconsin corporation, being the tenant and operator of the real property that is the subject to this appeal, hereby give notice of and appeal the Stop Work Order, including, but not limited to, the decision and interpretations therein, of Assistant Dane County Zoning Administrator Daniel Everson ("Zoning Administrator"), dated December 17, 2020, and received on or about December 22, 2020, a copy of which is attached hereto and incorporated by reference herein as Exhibit A ("the Order"), in which the Zoning

Administrator ruled that all non-metallic mineral extraction work and operations on the real property which is the subject of this appeal, and which is owned and operated by the Appellants, had to cease on January 8, 2021, and that the real property subject to this appeal does not meet the criteria necessary to qualify as a legal non-conforming mineral extraction site under Dane County Ordinances ("Dane Co. Ord.") sec. 10.004 and sec. 10.102(7)(b), and under former Dane County zoning ordinance §§ 10.191(6), and 10.21(1)(c) and (d).

### II. ORDINANCE UNDER WHICH APPEAL TAKEN

This appeal is taken under the provisions of Dane Co. Ordinance § 10.101(9), which reads, in relevant part, as follows:

- (9) Appeals of administrative decisions.
- (a) Who may appeal. Any person aggrieved or any officer, department, board or bureau of the municipality affected by any decision of the zoning administrator or other administrative officer, may appeal that decision to the board of adjustment.
- (b) Application process. Such appeal shall be taken within a reasonable time, as provided by the rules of the board, by filing with the officer from whom the appeal is taken and with the board of adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall transmit to the board all the papers constituting the record upon which the action appealed from was taken.
- (c) Stays. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken shall certify to the board of adjustment after the notice of appeal shall have been filed with him or her that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the board of adjustment or by a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.
- (d) Hearing appeals. The board of adjustment shall fix a reasonable time for the hearing of the appeal and publish a class 2 notice thereof under ch. 985, Wis. Stats., as well as give due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appeal in person or by agent or attorney.
- (e) Board of Adjustment Action. The board of adjustment may, by majority vote, affirm, reverse, reverse partly or modify the order, requirement, decision or determination that is the subject of the appeal. The board may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.
- (f) Effect of denial. If the Board of Adjustment denies an appeal, the same, or substantially similar appeal cannot be resubmitted for a period of one year from the date of denial. The Board may waive this requirement if it finds there is valid new evidence or proof of change of conditions.

### III. OWNERS, OPERATOR AND THE SUBJECT PROPERTY

Kreuger Quarry LLC and R.G. Huston Company, Inc. have their principal office at 2561 Coffeytown Road, Cottage Grove, WI 53527, and Dale Krueger resides at 2236 Rinden Road, Cottage Grove, Wisconsin 53527. Krueger Quarry LLC and Dale Krueger are two of the owners

of the real property located in the Town of Pleasant Springs, Dane County, Wisconsin, which is identified in the Stop Work Order as Parcel No. 061103490767 in section 3, Town of Pleasant Springs, Dane County, Wisconsin, and R.G. Huston Company, Inc., is the tenant and operator on the subject property, which is the real property that is the subject of this Appeal and the Order ("the Subject Property"). R.G. Huston Company, Inc. uses the Subject Property for non-metallic mineral extraction operations, including mining, crushing, screening and stockpiling.

### IV. APPELLANTS AGGRIEVED

All of the Appellants have been and will be aggrieved by the Order which is the subject of this Appeal, in that the Order has and will have the effect of depriving the Appellants of the value of the Subject Property and the non-metallic minerals and the income therefrom, thus entitling them to pursue this Appeal.

R.G. Huston has stopped mineral extraction activities on the Property as a result of the Order which is being appealed herein, and R.G. Huston desires and intends to continue to use the Subject Property for mineral extraction activities as soon as it is legally permitted to do, which mineral extraction operations at the Subject Property will generate substantial income for R.G. Huston.

### VI. ORDINANCES RELEVANT TO APPEAL

The following are the relevant portions of secs. 10.004 and 10.102(7)(b) from the current Dane County Zoning Ordinance, and secs. 10.191(6), and 10.21(1) (c) and (d), of the prior Dane County Zoning Ordinance, which are relevant to the Appeal:

### 10.004 DEFINITIONS.

- (1) Abandoned or discontinued use.
- (a) Except as described in (b) below, when the nonconforming use of a property has ceased for twelve months or longer, a use shall be considered abandoned and discontinued.
- (b) Mineral extraction uses shall be considered abandoned or discontinued if the use ceases for twelve months or longer, unless the landowner or operator complies with all of the following:
- 1. Within twelve months of the effective date of this ordinance has submitted a reclamation plan under Chapter 74, Dane County Code;
- 2. By January 31 of each year after submitting a reclamation plan, submits an annual report that meets all the requirements of s.74.251, Dane County Code.
- 3. Within twelve months of the receipt of notice under s. 10.102(7)(b)2., records a deed notice document, that:
- (a) indicates the presence of a nonconforming mineral extraction site;
- (b) describes the boundaries of the nonconforming mineral extraction site, and;
- (c) is signed by the landowner and the zoning administrator.
- (4) By January 31 of each year after submitting a reclamation plan, provide to the zoning administrator evidence, subject to inspection, that all of the following conditions are met:
- (a) Verification of property ownership or an active mineral lease, as recorded with the Dane County Register of Deeds, between the landowner and a mineral extraction operator.

- (b) The driveway accessing the subject site shall either be paved or covered with crushed asphalt for a minimum distance of 100 feet from the public right-of-way.
- (c) There shall be a safety fence around the entire extraction area at all times.
- (d) Driveway access points to the site shall be gated. All gates shall be signed "no trespassing."
- (e) The operator shall post clearly visible signage indicating the presence of mineral extraction activity.

### 10.102(7)(b):

- (b) Nonconforming Uses.
- 1. Continuation of a Legal, Nonconforming Use.

The lawful principal use of a building or premises existing at the time of adoption of this ordinance may be continued as a nonconforming use.

2. Notification of Nonconformity. Within 30 days of the effective date of this ordinance in any town, the zoning administrator will send a notice via certified mail, return receipt requested, to all legally established, nonconforming mineral extraction operations which existed prior to 1969, and were registered with and approved by the Dane County Zoning Administrator at the time. The notice shall inform the landowner that registered nonconforming mineral extraction sites are subject to the provisions of this section.

Provisions from prior Dane County Zoning Ordinance:

### "10.191 PROCEDURE AND STANDARDS OF OPERATION FOR MINERAL EXTRACTION OPERATIONS . . .

(6) Mineral extraction operations which existed prior to 1969 and were registered with and approved by the Dane County Zoning Administrator shall be considered nonconforming uses in accordance with s. 10.21."

### "10.21 NONCONFORMING USES. (1) . . .

- (c) Mineral extraction operations which existed prior to 1969 and were registered with and approved by the Dane County Zoning Administrator shall be considered nonconforming uses.
- (d) Mineral extraction sites that were registered as nonconforming sites as provided by this ordinance shall not be considered abandoned or discontinued if the site is inactive for more than one year. . . . "

### VII. NATURE AND GROUNDS OF APPEAL

The Order that is the subject of this Appeal is erroneous as a matter of both law and fact, is incorrect, unlawful, arbitrary, capricious and unreasonable, is without basis in law or in fact and is contrary to law, and must be reversed in its entirety by the Dane County Board of Adjustment, for the reasons set forth in the attached letter and emails to Roger Lane, Dane County Zoning Administrator, and the exhibits attached thereto, dated November 4, 2020 (Exhibit B), December

13, 2020 (Exhibit C), and December 16, 2020 (Exhibit D, and D-1, and real property information packets 1-5), which exhibits are incorporated by reference herein and made a part hereof as if set out in full herein.

The Subject Property is a legal non-conforming mineral extraction site under the Dane County Ordinance, and the Appellants are entitled to continue to use the Subject Property as a legal non-conforming mineral extraction site indefinitely until the deposit is exhausted, and the Order must be reversed.

### VIII. RELIEF REQUESTED

The Appellants have authorized the undersigned as their attorney and agent to sign and file this Notice of Appeal and Appeal on their behalf.

Based upon the foregoing, Appellants request that the Order be reversed in its entirety by the Dane County Board of Adjustment.

Appellants reserve the right to submit additional arguments in the form of a memorandum and other written materials, including exhibits, in connection with this matter, as well as testimony to be submitted at the hearing in this matter.

Respectfully submitted this 15th day of January, 2021.

**BOARDMAN & CLARK LLP** 

By:

Michael J. Lawton, SBN 1016491

mlawton@boardmanclark.com

One South Pinckney Street, Suite 410

P.O. Box 927 (53701-0927) Madison, Wisconsin 53703-4256

608-286-7236 || 608-283-1709 fax

Attorneys and Agents for Appellants, Krueger Quarry LLC, Dale Krueger and R.G. Huston, Inc.



### Dane County Planning & Development

Division of Zoning

### STOP WORK ORDER

December 17, 2020

KREUGER QUARRY LLC & DALE KREUGER 2298 RINDEN RD COTTAGE GROVE WI 53527

LOCATION:

Town of Pleasant Springs, Section 3, PARCEL: 061103490767

DISTRICT:

FP-35, Farmland Preservation

REPORT:

Non-metallic mining operations conducted outside of the approved area.

VIOLATION:

Approximately 1.1 acres have been mined outside of the approved non-conforming boundary. See aerial map below for further clarification.

Dane County Code of Ordinances - 10.222 (3) Conditional uses. The following uses require a Conditional Use Permit in this district:

(c) Non-metallic mineral extraction operations that comply with s. 91.46(6),

Wis. Stats., s. 10.103(15) and Chapter 74.

NOTICE:

All mineral extraction operations must cease immediately on parcel 061103490767, this includes all activities associated with mineral extraction, blasting, crushing, stockpiling, processing, loading, truck traffic, etc.

In order for this site to be in compliance, a conditional use permit application will need to be submitted covering the additional mining areas of the farm no later than January 8, 2021 that meets the requirements of DCCO Ch. 10.191 or the area in violation must be reclaimed back to the original grade and approved agricultural land uses.

Failure to comply with this notice by January 8, 2021 will result in all operations to cease.



### Dane County Planning & Development

Division of Zoning

### STOP WORK ORDER

December 17, 2020

KREUGER QUARRY LLC & DALE KREUGER 2298 RINDEN RD COTTAGE GROVE WI 53527

LOCATION: Town of Pleasant Springs, Section 3, PARCEL: 061103490767

DISTRICT: FP-35, Farmland Preservation

REPORT: Non-metallic mining operations conducted outside of the approved area.

VIOLATION: Approximately 1.1 acres have been mined outside of the approved nonconforming boundary. See aerial map below for further clarification.

Dane County Code of Ordinances - 10.222 (3) Conditional uses. The following uses require a Conditional Use Permit in this district:

(c) Non-metallic mineral extraction operations that comply with s. 91.46(6),

Wis. Stats., s. 10.103(15) and Chapter 74.

NOTICE: All mineral extraction operations must cease immediately on parcel

061103490767, this includes all activities associated with mineral extraction,

blasting, crushing, stockpiling, processing, loading, truck traffic, etc.

In order for this site to be in compliance, a conditional use permit application will need to be submitted covering the additional mining areas of the farm no later than January 8, 2021 that meets the requirements of DCCO Ch. 10.191 or the area in violation must be reclaimed back to the original grade and approved

agricultural land uses.

Failure to comply with this notice by January 8, 2021 will result in all

operations to cease.



MICHAEL J. LAWTON
ATTORNEY
MLAWTON@BOARDMANCLARK.COM
DIRECT (608) 286 7236
FAX (608) 283 1709

November 4, 2020

### VIA EMAIL

Mr. Roger Lane
Dane County Zoning Administrator
City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

RE: Krueger Mineral Extraction Site, SE ¼ of SW 1/4 and NE ¼ of SW ¼, Section 3, Town of Pleasant Springs, Dane County, Wisconsin

Dear Mr. Lane:

We represent R.G. Huston Company, Inc., which is the lessee and tenant on the Krueger Mineral Extraction Site which consists of one hundred forty-four (144) acres, and is located in the SE ¼ of the SW ¼ and the NE ¼ of the SW ¼, Section 3, in the Town of Pleasant Springs, Dane County, Wisconsin.

The Harold Krueger mineral extraction site was registered by virtue of a letter to the Dane County Zoning Department, dated April 10, 1969, describing it as the SE ¼ of the SW ¼ and the NE ¼ of the SW ¼, in Section 3, under the provisions of the Dane County zoning ordinance, which ordinance provided that mineral extraction sites which were registered with the County Zoning Department would be grandfathered as legal nonconforming mineral extraction sites for which no conditional use permit was required in the future. According to the registration form, the Krueger quarry was first operated in July 1955.

Forty (40) acres of the Krueger Mineral Extraction Site has been previously recognized by Dane County as a legal non-conforming mineral extraction site under the present and past provisions of the Dane County zoning ordinance. However, it is our understanding that your office has not yet been willing to treat the entire Krueger property, including the one-hundred (104) acres that are outside of the forty (40) acres recognized by your office already, as a legal non-conforming mineral extraction site. It is our position that the entire Krueger site, all one hundred forty-four (144) acres, satisfies the legal requirements for treatment of the property under the Dane County ordinance and the "diminishing assets" rule as a legal non-conforming site. Accordingly, we respectfully request that your office make a formal ruling at this time as to whether the balance of the Krueger land is, or is not, a legal non-conforming mineral extraction site for which a conditional use permit is not required to conduct mineral extraction activities.



In <u>Sturgis vs. Winnebago County Board of Adjustment</u>, 141 Wis. 2d 149, 413 N.W. 2d 642 (Ct. App. 1987), the Wisconsin Court of Appeals determined that a conditional use permit was unnecessary to expand a quarrying operation because of the unique nature of mineral extraction. Applying the "diminishing assets" rule, the Court explained:

Because of the unique nature of mineral extraction, many courts have adopted the "diminishing assets" rule, which we deem applicable here. "In a quarrying business the land itself is a mineral or resource. It constitutes a diminishing asset and is consumed in the very process of use. Under such facts, the ordinary concept of use, as applied in determining the existence of a non-conforming use, must yield to the realities of the business in question and the nature of its operations. We think that in cases of a diminishing asset, the enterprise is 'using' all that land which contains the particular asset and which constitutes an integral part of the operation, notwithstanding the fact that a particular portion may not yet be under actual excavation. It is in the very nature of such business that reserved areas be maintained which are left vacant or devoted to incidental uses until they are needed." Id. at 153, 413 N.W. 2d (quoting <u>Du Page County vs. Elmhurst-Chicago Stone Company</u>, 18 Ill. 2d 479, 165 N.E. 2d 310, 313 (1960)).

"The very nature of the excavating business contemplates the use of land as a whole, not a use limited to a portion of the land already excavated." <u>Lessard vs. Burnette County Board of Adjustment</u>, 256 Wis. 2d 821, 836, 649 N.W. 2d 728 (Ct. App. 2002)) (quoting 1 <u>Anderson</u>, § 6.52, at 647-48).

The Supreme Court affirmed the conclusion of the Dane County Zoning Administrator that mining was a valid non-conforming use of Wingra's entire eighty (80) acres, not just the initial forty (40) acres, by application of the "diminishing assets" rule recognized in Sturgis:

The fact situation in <u>Sturgis</u> was very similar to the instant case. In 1979 Winnebago County adopted an ordinance that provided for permits to be granted, as a matter of right to all extraction operations existing at the time the ordinance was adopted. Conditional use permits were required for extensions of existing operations or creations of a new extraction operation. The core of the dispute in <u>Sturgis</u> was whether a 30 acre parcel, where extraction had started, and a 10 acre parcel where it had not, would be considered one 40 acre parcel for the purpose of finding an existing use. The Court held that "when a single owner has contiguous parcels on which an excavation operation is in existence, all land which constitutes an integral part of the operation is deemed 'in use,' notwithstanding the fact that a particular portion may not yet be under actual excavation." <u>Sturgis</u>, 141 Wis. 2d at 154, 413 N.W. 2d 642.

Id. at 453-54.

Wisconsin is not alone in applying the diminishing assets rule to quarrying operations. A majority of courts throughout the country have adopted the doctrine under circumstances similar to the current case. Ready Mix. USA. LLC vs. Jefferson County. Tennessee, 380 S.W. 3d 52, 70 (Tenn. 2012). The Tennessee Supreme Court summarized the rationale as follows:

Unlike other non-conforming uses where the land is incidental to the business operations, the mining and quarrying industry is comprised of the excavation and sale of the very natural resources that make up the property. Syracuse Aggregate v. Weise, 51 N.Y.2d 278, 434 NYS 2d 150, 414 N.E. 2d at 654-55 (1980). In Weise, New York's highest court recognized that areas are left in reserve, un-excavated for long periods of time, until their resources are actually needed and that many jurisdictions have adopted the diminishing assets doctrine to settle land use disputes related to that industry. Id. The doctrine provides that reserves yet to be mined, quarried, or excavated are nonetheless pre-existing uses in the event of a more restrictive zoning change: "An owner of a non-conforming use may sometimes... have a... right to use an entire tract even though only a portion of the tract was used when the restrictive ordinance was enacted. Stephan & Sons. Inc. vs. Municipality of Anchorage, 685 P.2d 98, 101-02 (Ala.1984).

Id. at 69. Consistent with this rationale, "most of the cases from other jurisdictions demonstrate that courts have, under appropriate circumstances, permitted mining and quarrying companies not only to continue, but to expand operations after a zoning change which would have otherwise prohibited their activities." Id. at 71.

The diminishing assets rule has consistently been applied in Dane County. In <u>Smart vs. Dane County Board of Adjustment.</u> 177 Wis. 2d 445, 501 N.W. 2d 782 (1993), the Wisconsin Supreme Court applied the diminishing assets rule to a decision by the Dane County Board of Adjustment involving a quarry owned by Wingra Stone Company. In that case, the Supreme Court concluded that a Dane County ordinance treating registered mineral extraction operations as non-conforming uses was not limited to the 40-acre parcel being mined at the time of registration. The Dane County ordinance, adopted in 1968, provided in relevant part as follows:

All existing mineral extraction operations shall be deemed non-conforming uses and may be continued providing that they have been worked prior to the date of adoption of this ordinance and they have been registered with the County Zoning Supervisor within one year of the date of the adoption of this ordinance.

See Smart, 177 Wis. 2d at 450.

The Wisconsin Court of Appeals considered the same Dane County ordinance relating to mineral extraction operations in Schroeder vs. Dane County Board of Adjustment, 228 Wis. 2d 324, 596 N.W. 2d 472 (Ct. App. 1999). In Schroeder, a quarry operator had registered its operation pursuant to the applicable Dane County ordinance, identifying a 40-acre parcel as a non-conforming mineral extraction site. The quarry operator subsequently expanded mining outside of the registered area, at which time the Dane County Zoning Administrator issued a Stop Work Order on the expanded area. On appeal, the quarry operator claimed that the "diminishing assets" rule applied to the expanded site, while the Zoning Administrator argued that the "diminishing assets" rule applied only to the registered area. The Court of Appeals concluded that the entire area of intended use was not limited to the area registered. The Court stated that the Dane County Ordinance only required "registration and approval of the existing mineral extraction operation, but not the area of intended use." Id. at 339. The Court further concluded that the "diminishing assets" rule applied to the entire area under review, not just the registered area.

The Wisconsin courts have clearly decided that the legal, non-conforming mineral extraction area is not limited to the actively mined area in the past, nor is such area limited to the acreage registered with the County in 1969. Where the entirely of the land was under common ownership and the owners and the operator had the intention to mine the deposit that went through the subject property, the entirely of the land is a legal non-conforming site and does not require a conditional use permit under the "diminishing assets" rule as it has been applied in Wisconsin, and in particular in Dane County. The idea that the legal non-conforming site was limited here to the registered land only has been explicitly rejected in the Courts. It is the entire area of potential intended use that is protected, whether it was all registered or not.

The present circumstances present a clear case under the "diminishing assets" rule for recognizing the rights of the owners and current operator/lessee as a legal non-conforming use. The land has been under common ownership throughout the relevant period of time. R.G. Huston is proceeding to mine the entirety of the property in a reasonable, orderly and logical manner, which can take decades, and it was not required to hopscotch around on the property under the "diminishing assets" rule to protect its rights. Both the owners and the operator/lessee have all along intended to mine the entire site, but of course, only in an economically sensible manner, as the "diminishing assets" rule permits.

Accordingly, we respectfully request that the Dane County Zoning Administrator make a formal ruling that the owners and operator/lessee of all of the 144-acres of the Krueger lands are entitled to the benefits of legal non-conforming mineral extraction status, which

will permit mineral extraction throughout the site without the need for a conditional use permit under the Dane County zoning ordinance.

If you have any questions or need any further information concerning this letter, please let me know. We look forward to receiving your ruling on this matter.

Respectfully submitted,

Michael J. Lawton

Attorney for R.G. Huston Company, Inc.

cc:

Daniel Everson (by email)

Dennis Richardson (by email)

f:\docs\draft\lh3\a3925331.docx

### Kreuger Mineral Extraction Site

### Michael J. Lawton <mlawton@boardmanclark.com>

Sun 12/13/2020 4:20 PM

To: Lane, Roger < lane.roger@countyofdane.com>; Everson, Daniel < Everson.daniel@countyofdane.com>

Cc: Dennis J. Richardson < drichardson@rghuston.com>

1 attachments (220 KB)

Boring Map.pdf;

Roger and Dan,

Attached is a recent boring map prepared by RG Huston in 2018 to document their investigation of the Krueger property mineral deposit.

Please include this in the file on our request for a ruling on non-conforming status on this entire property. Thanks.

Mike Lawton



MICHAEL J. LAWTON

ATTORNEY AT LAW

DIRECT 608-286-7236 PHONE 608-257-9521 FAX 608-283-1709 MLAWTON@BOARDMANCLARK.COM

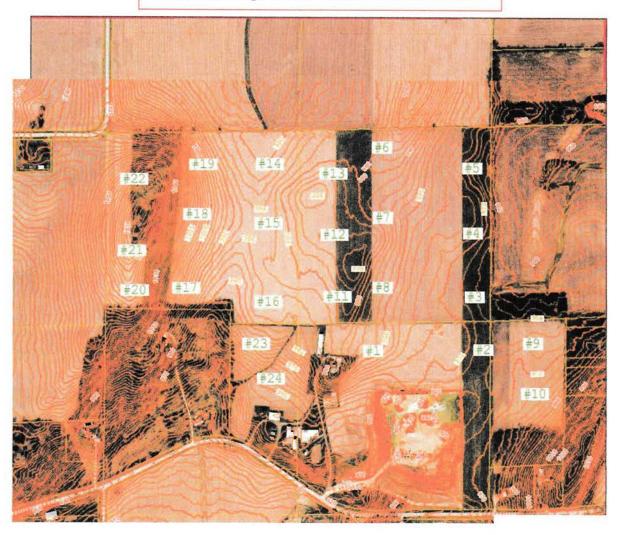
BOARDMANCLARK.COM

**BOARDMAN & CLARK LLP** 1 S PINCKNEY ST STE 410 PO BOX 927 MADISON, WI 53701-0927

This is a transmission from the law firm of Boardman & Clark LLP and may contain information which is privileged, confidential, and protected by the attorney-client and/or attorney work product privileges. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately via email at mlawton@boardmanclark.com or via telephone at (608) 257-9521. The sender does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission.

Exhibit C

### **KREUGER QUARRY - TEST BORINGS 2018**



1 inch = 400 feet

0 250 500 1,000 Feet

### **Deeds for Krueger Tax Parcels**

### Michael J. Lawton <mlawton@boardmanclark.com>

Wed 12/16/2020 1:40 AM

To: Lane, Roger <lane.roger@countyofdane.com>; Everson, Daniel <Everson.daniel@countyofdane.com>

Cc: Dennis J. Richardson < drichardson@rghuston.com>

6 attachments (12 MB)

Parcel 1.pdf; Parcel 2.pdf; Parcel 3.pdf; Parcel 4.pdf; Parcel 5.pdf; Kreuger Quarry - CSM.pdf;

### Roger and Dan,

Here are the deeds for the 5 tax parcels that appear to make up the Krueger Quarry lands in Pleasant Springs. I had Preferred Title prepare a package for each of the 5 tax parcels and they are attached. I have also attached a copy of a survey of the subject property from a couple of years ago by Dave Riesop that may be useful to you in locating the various parcels.\

In looking at the history of each of these 5 tax parcels, it appears that Harold Krueger was the owner of the 5 parcels from either 1953 or 1958 through the relevant period when the form was filed for legal non-conforming status with the Zoning Administrator, and then for a substantial period thereafter. The record reflects that this property was owned as one assemblage of land and the assemblage has been kept in tact throughout the relevant period and to date, so that it could be mined.

Please put this information in the file on our request for a ruling from your office on the legal non-conforming status of the property. If you have questions after you review these land title materials, please let me know.

We hope to be back to you soon with any other information that you requested previously concerning this land, so you can make a ruling on this matter. Thanks.

### Mike Lawton



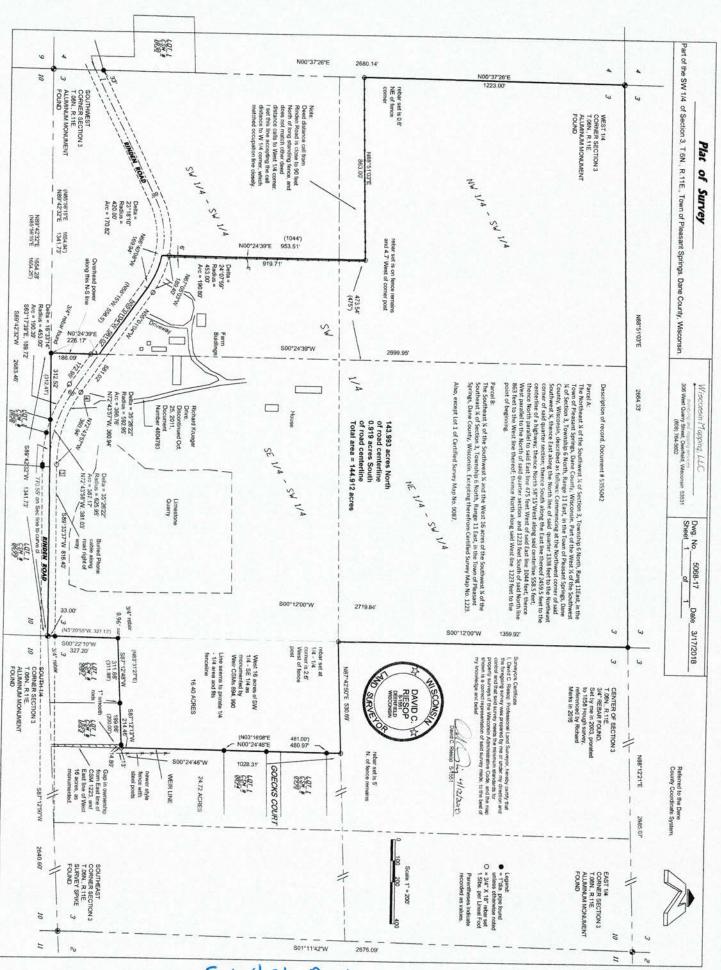


Exhibit D-1



### **Current**

### **≺** Parcel Parents

### **Summary Report**

Parcel Detail		Less —	
Municipality Name	TOWN OF PLEASANT SPRINGS		
State Municipality Code	046		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR11E	03	SW of the SE	
Plat Name	METES AND BOU	NDS	
Block/Building			
Lot/Unit			
Parcel Description	EXC CSM 1223 & E This property de	ACRES M/L OF SW1/4 SE1/4 EXC CSM 9087 scription is for tax purposes. It may be abbreviated. For the escription please refer to the deed.	
Current Owner	KREUGER QUARR	Y LLC 🔓	
Current Co-Owners	DALE KREUGER MICHAEL KREUGE JULIE SKJOLAAS KREUGER LIVING		
Primary Address	No parcel addres	ss available.	
Billing Address	2298 RINDEN RD COTTAGE GROVE	WI 53527	

Assessment Summary	More
Assessment Year	2020
Valuation Classification	G4 G5M
Assessment Acres	12.642
Land Value	\$10,300.00
Improved Value	\$0.00
Total Value	\$10,300.00

### **Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

### Zoning

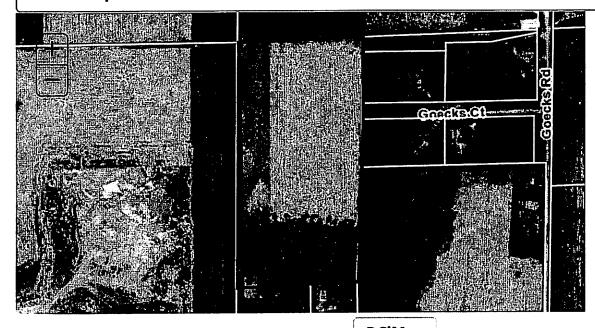
FP-35

**Zoning District Fact Sheets** 

### **District Information**

Туре	State Code	Description	
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST	
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE	
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE	
OTHER DISTRICT	23CG	COTTAGE GROVE EMS	

### **Parcel Maps**



**DCiMap** 

**Tax Information** 

E-Statement

E-Bill E-Receipt Pay Taxes Online

« < Newer Older> »

Tax Year 2019				
Assessed Land Value	Assessed Improvement Value	Total Assessed Value		
\$10,200.00	\$0.00	\$10,200.00		
Taxes:		\$150.44		
Lottery Credit(-):		\$0.00		
First Dollar Credit(-):		\$0.00		
Specials(+):		\$0.00		
Amount:		\$150.44		
2019 Tax Info Details		Tax Payment History		

### **Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/24/2018	5411641		
WD	03/05/2018	5393157		
AFF	03/02/2018	5392959		
TOD	09/05/2017	5355042		
TRD	09/05/2017	5355041		
PRD	06/26/2017	5336203		
QCD	05/09/2016	5233025		
QCD	05/08/2001	3317258		
LC	01/09/1959	972679	M324	498

Show Less ^

### **DocLink**

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0611-034-9076-7. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



	Land Contract—(Insurance Value, 324 PAGE 498 STATE OF WISCONSIN 972679 MILES DAVIS CO. MILES D
THIS	
	partof the first part,
	and Harold Kreuger and Selma Kreuger, husband and wife, as joint tenants parties of the second part.
	Edithesseth: First, That the said part 198 of the second part kereby agree and bind their
	remain from time to time unpaid, at the rate of the per annum, interest payable annually. In addition to interest, second parties agree to pay \$500.00 or more upon the unpaid principal on each interest paying date, until paid in full.

The said payments to be made to the part Y of the first part, at Such place as she may and time to time designate, and the same being intended to apply, when fully completed, as the purchase money for the following tract, piece or parcel of land, situated in the County of Dane and State of Wisconsin, to-wit:

The Southeast quarter of the Southwest quarter (SE 1/4 of SW 1/4) and the West 16 acres of the Southwest quarter of the Southeast quarter (SW 1/4 of SE 1/4) of Section Three (3), Township Six (6) North, dange Eleven (11) East.

All tobacco lath, poles, a brooder house, an electric pump and pump-jack, drinking cups for cattle, fencing, hay carrier, fork and rope, window shades, screen doors, storm door, electric lighting fixtures shall pass with the real estate upon execution of this instrument.

The said part...ios...of the second part further agree.... that......they....will pay, when due and payable, all taxes and assessments which have been assessed or levied on the above described premises since the 1st day of January, A. D., 19..59.., and also all such as may be hereafter assessed or levied thereon or upon the interest of said part..y......of the first part in said premises; and also all taxes and assessments now or hereafter assessed or levied against any mortgage which may exist against said premises or against the note.... or the indebtedness secured by such mortgage or against the interest in said premises of any party holding a mortgage against said premises during the term of this contract, and promise.... and agree.... that the interest of the part.y...... of the first part and the interest of the part.ios... of the second part in said real estate and the interest of any party holding a mortgage against said real estate during the term of this contract, shall be assessed for taxation and taxed together, without separate valuation, as unincumbered real estate, and shall be paid by the said part.ios... of the second part hereby waive.... all rights of offsets or deductions because of the payment of any such taxes and assessments, until the aforesaid purchase money shall be fully paid, in the manner above stated.

of the first part as owner in fee, with clause in said policy that the said part..ies.. of the second part have...
a land contract interest therein and the loss, if any, under such insurance shall be payable to the said part..y....
of the first part to the extent of....hex......interest and the surplus, if any, to the said part...ies. of the second
part, subject, however, to the rights of the mortgagees, if any, respecting such insurance; such policy or policies to be held by the said part...y...... of the first part, ....hex.......heirs, legal representatives or assigns,
as collateral to this contract; and the said part..ies.. of the second part shall pay the premium on such policy
or policies when due, and in case of the failure or neglect of the said part.ies... of the second part to pay
such premiums when due, said part..y...... of the first part, .....hex.......heirs, legal representatives or
assigns may pay the same and charge the cost thereof with interest thereon at the legal rate, to the said
part.ies... of the second part, and the same shall be considered and taken to be an additional part of the
consideration of this contract.

The part. iss... of the second part further agree... to hold the said premises from the date hereof, as the tenants...... by sufferance of the said part...y..... of the first part, subject to be removed as......tenant... tenant... holding over, by process under the statute in such case made and provided, whenever default shall be made in the payment of any of the installments of purchase money, interest, taxes, assessments or insurance premiums as above specified; and also to keep the buildings., fences and improvements on said premises in as good repair and condition as they now are, except ordinary wear and decay, and not to do any act whatsoever which tends to depreciate the value of said premises.

Third, It is distinctly agreed and understood by and between the parties hereto, that if the said parties of the second part shall fail to make any of the payments of purchase money and interest above specified, at the times and in the manner above specified, or fail to pay the taxes and assessments, or fail to insure and keep insured the premises herein as above stipulated, or fail to pay any or all insurance premiums herein specified, or violate any other terms or conditions herein contained, this agreement shall at the option of the said part...y...... of the first part be henceforth utterly void without any notice whatsoever, and all payments thereon forfeited, subject to be revived and renewed only by the act of the part...y..... of the first part, or the mutual agreement of both parties; and whenever such default or violation shall occur, the part...ios of the second part shall have no further right to collect rents from tenants, if any, of the said real estate or any part thereof, but such rents shall be collected by, and belong to, the part...y..... of the first part.

The said part...ios. of the second part further promise... and agree... that in case of commencement of an action to foreclose this contract and also in case of the foreclosure thereof, .......they......will pay, in addition to the taxable costs and expenses incurred, a reasonable sum of money as attorney's fees......

In Altness Ahereof, the said parties have hered	into set their hands and seals this
day of, A. D. 19.59	•
SIGNED AND SEALED IN PRESENCE OF	* Ada Gausman (Seal)
P. E. Henderson	Harold Kreuger (Seal)
* P. E. Henderson  Margie Martin	Selsma Kreuger (Seat)
* Margie Martin	*(Seal)
State of Wisconsin, Danie County.	
Personally came before me, this	day of January , A. D. 19.59, auger, and Selma Kreuger, his wife and
to me known to be the person.Swho executed the	foregoing instrument and acknowledged the same.
•	Margie Martin
ROLE BY BO	* Margie Martin
OFAC	Notary Public, Dane County, Wis.
*Typskyrige nafge gladgr danaeure).	My commission expires October 7, A. D. 19 62
TO WE WAY	

RECORDED

JAN 9 1959

At / O'clock I'M

Document Number	STATE BAR OF WISCONSIN FORM 3 - 199 QUIT CLAIM DEED	DANE COUNTY REGISTER OF DEEDS
This Deed, made between H	rold A. Kreuger a/k/a	3317258
	Krauger, husband and wife,	
as their interest may app	Granto	
and Richard D. Kreuger and	Mariene Kreuger, husband	EXEMPT #8
and wife as survivorship	marital property as to an	Rec. Fee 12.00 Pages 2
undivided one-half (1/2)	interest and Ronald W.	_
Krauger as to an undivide	d one-half (1/2) ** Grante	ee.
Grantor quit claims to Grante	e the following described real estate	in
Dane Co	ounty, State of Wisconsin: (if more spa	ice
is needed, please attach addendum):		000155
**interest; both undivide	d one-half (1/2) interest	
as tenants in common		Recording Area
		Name and Return Address
SEE ATTACHED LEGAL DE	SCRIPTION	Hebl, Hebl & Kuehn
		1150 West Main Street
		P.O. Box 46
		Sun Prairie, WI 53590
		Sun Frairie, wi 55550
		See Attached Parcel
Together with all appurtenant rights,	title and interests.	Numbers
_		Parcel Identification Number (PIN)
		This homestead property.
Dated this 2nd day of	May 2001	(is) (is not)
Dated this day of	, 2001	1 1111/
	<i>):</i>	121 AAN reuger
•	* He	arold A. Kreuger
· ·	3.	Erra Kacraus
		alma Kreuger
AUTHENTICA		ACKNOWLEDGMENT ATE OF WISCONSIN
Signature(s)		) ss.
Signature(8)		Dane County. )
		Personally came before me this day of
authenticated this day of _		, 2001 the above named
		cold A. Kreuger a/k/a
•		rold Krauger and Selma
		ugez /
TITLE: MEMBER STATE BAR O	F WISCONSIN to m	re known to be the person s who executed foregoing instrument and acknowledged the same.
(If not, authorized by § 706.06, Wis.		Civis 10 183
• •	(-	Cirri ( Cal Ji)
THIS INSTRUMENT WAS		hama taa Wahi
	Mad	homas Lee Hebl ary Public, State of Wisconsin
Attorney Thomas Lee Hebl		Commission is permanent. (If not, state expiration date:
P.O. Box 46, Sun Prairie		Commission is permanent. (if not, state expiration date.
(Signatures may be authenticated of	T acknowledged. Both are	
not necessary.)		
	we he suned as printed below their signature	
*Names of persons signing in any capacity ma	STATE BAR OF WISCON	isin k
QUIT CLAIM DEED	EODM No. 3-1999	i i
Hobl, Hebl & Kuchn PO Box 46, 1150 West M Phone: 6088374325 Fax: 608825		T4074640.ZF)
Produced with Zi	pForm ™ by RE FormsNet, LLC 18025 Fifteen Mile Road, C	Hinton Township, Michigen 48036, (800) 393-9805
		$\mathcal{R}$
		· · · · · · · · · · · · · · · · · · ·

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58\*15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

Parcel B

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

<u>명</u> (명 (	• <b>*</b>		
other transfer		State Bar of Wisconsin Form 3 - 2003 QUIT CLAIM DEED	######################################
<u>62</u> 	Document Number	Document Name	KRISTI CHLEBOWSKI
<u>02</u>	Kreuger, husband and		DANE COUNTY REGISTER OF DEEDS
	and Richard D. Kreuge	"Grantor," whether one or more and Marlene J. Kreuger	REGISTER OF DEEDS
		ist Dated April 28 2016 **	DOCUMENT #
	· · · · · · · · · · · · · · · · · · ·	("Grantee," whether one or more	5233025 05/09/2016 3:50 PM
		tee the following described real estate, togethe ixtures and other appurtenant interests, i County, State of Wisconsin ("Property"	Trans. Fee: Exempt #: 16
	(if more space is needed, plea		Pages: 2
RELICENSE	** Interest - an und	livided one-half (1/2) interest	
			Recording Area
	See attached legal d	escription	Name and Return Address Attorney Thomas Lee Hebl
<u>iui</u> 62			Hebl, Hebl & Ripp, LLP 1150 West Main Street
			P. O. Box 46
<u> </u>			Sun Prairie, WI 53590
			See attached parcel numbers
			Parcel Identification Number (PIN)
			This <u>is</u> homestead property.  (is) (is not)
) V			(-, ( ,
<u>02</u>			
not for sublicense,	λ.	- 54	
	Dated APRIL	28, 2016	
Z	Buchard D		Jarlens J. Krouge (SEAL)
	*Richard D. Kreuger	* <u>Mar</u>	rlene Kreuger
		(SEAL)	(SEAL)
<u>ပ</u>	*	* NTICATION	ACKNOWLEDGMENT
<u></u>			TE OF WISCONSIN ) ss.
	authenticated on	Para	DANE COUNTY) onally came before me on 4-28-16
		the a	bove-named Richard D. Kreuger and
<u>[]</u>	*	<u>Mar</u>	lepe Kreuger  le known to be the person(s) who executed the
<u>0</u> 2	TITLE: MEMBER STATE E	TAR OF WISCONSIN	joing instrument and acknowledged the same.
PREFERRED	authorized by Wis. Sta	t. § 706.06)	/ Jule (183-
<u>uu</u> 02	THIS INSTRUMENT DRAFTE	Th	omas Lee Hebl
	Attorney Thomas Lee P.O. Box 46, Sun Pra	Hebl Nota	ry Public, State of Wisconsin Commission (is permanent) (expires:)
ED 10		(Signatures may be authenticated or acknowledge STANDARD FORM. ANY MODIFICATIONS TO TH STATE BAR OF WISCONS	ed. Both are not necessary.) IIS FORM SHOULD BE CLEARLY IDENTIFIED.
<u> </u>	Hebl Hebl & Ripp LLP 1150 W Main St, PO Box 46: Thomas Hebl	Sun Prairie, WI 53590 Produced with ZipForm® by zipLogix 18070 Fifteen I	Phone: 608-837-4325 Fax: 608-834-4325 Krueger, Rich tille Road, Fraser, Michigan 48026 <u>www.zipl.orix.com</u>

1

Krueger, Richa

## LEGAL DESCRIPTION FOR QUIT CLAIM DEED FROM RICHARD D. KREUGER & MARLENE KREUGER TO

RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED Bair 28, 2016

### Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

ı

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9500-8 046-0611-034-9076-7

### State Bar of Wisconsin Form 5-2003 PERSONAL REPRESENTATIVE'S DEED

Document Number	Document Number Document Name		DANE COUNTY REGISTER OF DEEDS
THIS DEED, made between	Dale Olson		DOCUMENT # 5336203
as Personal Representative of	the estate of Ronald Kreuger	("Decedent")	06/26/2017 1:42 PM Trans. Fee:
("Grantor," whether one or m and Julie Skjolaas	ore), and Dale Kreuger, Michael K	reuger, Susan Bush,	Exempt #: 11 Rec. Fee: 30.00 Pages: 2
	•	whether one or more).	Recording Area
together with the rents,  Dane C  needed, please attach addend  To each Grantee as tenants in  Ronald Kreuger's one/half (1)	common an undivided one/fourth /2) of the real estate described on t	urtenant interests, in rty") (if more space is (1/4) of the Estate of the attached Exhibit	Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531
A; excepting therefrom the E formerly occupied by Ronald	state of Ronald Kreuger's interest Kreuger and located at 2324 Rind	in the residence en Drive in Cottage	sceathaned exhibit A
Grove, Wisconsin.	ŭ		Parcel Identification Number (PIN)
			This is not homestead property.  (is) (is not)
immediately prior to Decede since acquired.  Dated June 22, 2017  PERSONAL REPRESENTATION AND AND AND AND AND AND AND AND AND AN	ent's death, and all of the estate a	nd interest in the	erest in the Property which Decedent had high the Personal Representative has  (SEAL)
Signature(s)		STATE OF WISCONS	
authenticated on		Dane	) ss. COUNTY )
* TITLE: MEMBER STAT	E BAR OF WISCONSIN	Personally came before the above-named Dale	
(If not,authorized by Wis. S		to me known to be the instrument and acknow	ne person(s) who executed the foregoing ledged the same.
THIS INSTRUMENT DRA		1/2/20	
Aplin & Ringsmuth, LLC, A State Bar No. 1090527	my. Felci K. Alidiews	Notary Public, State of My Commission (is pe	Wisconsin rmanent) (OMPIRES)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

PERSONAL REPRESENTATIVE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 5-2003

\* Type name below signatures.

KRISTI CHLEBOWSKI



### Exhibit A

### LEGAL DESCRIPTION

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

### PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

# Hebi Hebi & Ripp LLP 1150 W Main St, PO Box 46 Sun Prairio, WI 53590 Thomas Hebi

\*Type name below signatures.

State Bar of Wisconsin Form 7 - 2003 TRUSTEE'S DEED **Document Number Document Name** THIS DEED, made between Marlene J. Kreuger as Trustee of Richard D. Kreuger and Marlene J. Kreuger ("Grantor," whether one or more). Revocable Living Trust\* and Marlene J. Kreuger ("Grantee," whether one or more). Grantor conveys to Grantce, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant County, State of Wisconsin Dane ("Property") (if more space is needed, please attach addendum): \*dated April 28, 2016. Interest - An undivided one-half (1/2) interest in the attached legal description

KRISTI CHLEBOWSKI **DANE COUNTY REGISTER OF DEEDS** 

### **DOCUMENT #** 5355041

09/05/2017 3:26 PM Trans. Fee: Exempt #: 9 Rec. Fee: 30.00 Pages: 2

Krouger

Recording Area

Name and Return Address Attorney Thomas Lee Hebl Hebl, Hebl & Ripp, LLP 1150 West Main Street P.O. Box 46 Sun Prairie, WI 53590

See attached parcel numbers Parcel Identification Number (PIN)

Dated September 1,2017		
EyMarlene S. Breygen	(SBAL)	(SEAL)
*Marlene J. Kreuger /	*	
•	(SBAL)	(SEAL)
*	*	
AUTHENTICATION	ACKNOWLEDGMENT	
Signature(s)	STATE OF WISCONSIN ) ss.	
authenticated on	Personally came before me on 7-1-17 the above-named Marlene J. Kreuger	,ı
*		
TITLE; MEMBER STATE BAR OF WISCONSIN (If not,	to the known to be the person(s) who exect foregoing justifument and acknowledged the same.	uted the
authorized by Wis. Stat. § 706.06)	Mus Coc loss	
	( mo Oc 1003 -	
THIS INSTRUMENT DRAFTED BY:	Thomas Lee Hebl	
Attorney Thomas Lee Hebl	Notary Public, State of Wisconsin	
P.O. Box 46, Sun Prairie, WI 53590	My Commission (is permanent) (expires:	)
NOTE: THIS IS A STANDARD FORM, ANY MO	henticated or acknowledged. Both are not necessary.) IODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. FATE BAR OF WISCONSIN FORM !	No. 7-2003

1530 Photo: 603-837-4325 Fax: 603-834-4325 Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Milotigan 48028 <u>www.zipLogix.com</u>

# LEGAL DESCRIPTION FOR TRUSTEE'S DEED FROM RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED APRIL 28, 2016 TO MARLENE J. KREUGER

### Parcel A:

The Northeast ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ½, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

TRANSFER	ON D	TATE	DEED
IKANSHUK	4 JIN 17	гаіп	

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

**DOCUMENT #** 

**Document Number** 

Document Name

	5355042	
THIS DEED, made between Marlene J. Kreuger, a single pers	09/05/2017 3:26 PM Trans. Fee: Exempt #: 10M Rec. Fee: 30.00	
("Grantor," whether one or more), and Dale R. Kreuger	Pages: 2	
("Grantee," whether one or more). Grantor transfers on death to Grantee (pursuant to Sec. 705.15 Wis.		
described real estate, together with the rents, profits, fixtures an	4000	
	sconsin ("Property") Name and Return Address	
(if more space is needed, please attach addendum):	Hebl, Hebl & Ripp, LLP 1150 W. Main St. P.O. Box 46 Sun Prairie, WI 53590	
Interest - An undivided one-half (1/2) interest in the attached legal description		
THIS DIRECTIVE IS NOT A CONVEYANCE: IT HAS NO IMMEDIATE OF BUT WILL TRANSFER FULL OWNERSHIP UPON THE DEATH OF GRAI	WNERSHIP EFFECT, NTOR.  See attached parcel numbers Parcel Identification Number (PIN)	
This directive is revocable and may be changed by the Grantor at any time.	This is homestead property.	
Grantee will take title to the property subject to all encumbrances and liens of the Grantor.	record on the death of (is) (isomot)	
This document is designating only a transfer on death beneficiary and is exempreturn and transfer return fee per sec. 705.15 and sec. 77.25 (10m), Wis. Stats.	t from the transfer	
In the event of the death of the grantee prior to the death of the grantor, said grass to Susan R. Bush.	rantee's Interest shall	
Dated September 1, 2017.		
Dated September 1, 2017.  Mariene J. Kreuger (SEAL)  * Marlene J. Kreuger	(SEAL)	
* (SEAL)	(SEAL)	
AUTHENTICATION	ACKNOWLEDGMENT	
Signature(s)	STATE OF WISCONSIN ) ss.	
authenticated on	DANE COUNTY)	
	Personally came before me on September 1, 2017,	
	the above-named Marlene J. Kreuger	
TITLE: MEMBER STATE BAR OF WISCONSIN (If not,	to me known to be the person(s) who executed the foregoing	
authorized by Wis. Stat. § 706.06)	instrument and aclorowledged the same.	
THIS INSTRUMENT DRAFTED BY:	THOMAS LOT HEBY	
	Notary Public, State of WISCONSIN	
	My commission (is permanent) (expires:)	
(Signatures may be authenticated or ac		
TRANSFER ON DEATH DEED	Information Professionals Company 62006	
*Type name helow signatures.	INFO-PRO** Legal Forms • (600)655-2021 • Infoproforms.com	

# LEGAL DESCRIPTION FOR TRANSFER ON DEATH DEED FROM MARLENE J. KREUGER TO DALE R. KREUGER

### Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9500-8 046-0611-034-9076-7

Document Number

### Affidavit of Correction **Title of Document**

AFFIANT, Peter Remmel Andrews, hereby swears or affirms that a certain document which was titled as Personal Representative's Deed, and recorded in Dane County, State of Wisconsin, as Document No. 5336203 on June 26, 2017 (the "Deed") contained the following omission:

For purposes of clarification, the Estate of Ronald Kreuger's interest, as referenced in the Deed, is only an interest in personal property and not an interest in the real estate described on Exhibit A to the Deed. The Estate of Ronald Kreuger does not retain any interest in the real property described on that Exhibit A.

The basis for Affiant's personal knowledge of this matter is as the drafter of the conveyance that is the subject of the Correction Instrument. A copy of this conveyance is attached to this Correction Instrument. Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Affiant is the Attorney for the Estate of Ronald Kreuger.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5392959 03/02/2018 03:33 PM Trans Fee: Exempt #: 3

> Rec. Fee: 30.00 Pages: 3

Recording Area

Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531

See attached.

Parcel Identification Number (PIN)

Dated: March 1, 2018

Signed:

Pefer Remmel Andrews

State of Wisconsin

County of Dane

Subscribed and sworn to (or affirmed) before me this 1st day of March, 2018.

Jack Ebbott

Notary Public, State of Wisconsin My Commission is permanent

This instrument is drafted by Attorney Peter Remmel Andrews Aplin & Ringsmuth, LLC, State Bar No. 1090527



• •		_	
_			9 1 6 0 5 3 2 Tx:8862869
	State Bar of Wisconsin F PERSONAL REPRESENTA		
	I ENGOTHER REFIGER		KRISTI CHLEBOWSKI DANE COUNTY
Document Number	Document Name	C .	REGISTER OF DEEDS
THIS DEED, made between	Dale Olson		DOCUMENT # 5336203
as Davenal Danasantativa of	f the estate of Ronald Kreuger	<b>,</b>	06/26/2017 1:42 PM Trans, Fee:
as Personal Representative of	the estate of	("Decedent")	Exempt #: 11
("Grantor," whether one or m and Julie Skjolaas	ore), and Dale Kreuger, Michael Kreu	uger, Susan Bush,	Rec. Fee: 30.00 Pages: 2
	(IIC mantan II sub	oethou one ou move)	
("Grantee," whether one or more).  Grantor conveys to Grantee, without warranty, the following described real estate,		Recording Aren	
together with the rents, profits, fixtures and other appurtenant interests, in		Name and Return Address Peter R. Andrews	
Dane County, State of Wisconsin ("Property") (if more space is		Aplin & Ringsmuth, LLC 51 N. Main St., P O. Box 348	
needed, please attach addendum): To each Grantee as tenants in common an undivided one/fourth (1/4) of the Estate of			Deerfield, WI 53531
Ronald Kreuger's one/half (1.	/2) of the real estate described on the	attached Exhibit	
A; excepting therefrom the Es	state of Ronald Kreuger's interest in t	the residence Drive in Cottage	
formerly occupied by Ronald Kreuger and located at 2324 Rinden Drive in Cottage Grove, Wisconsin.		Parcel Identification Number (PIN)	
			This is not homestead property.
•			(is) (is not)
•	• .		
since acquired.  Dated June 22, 2017  PERSONAL REPRESENTA  * Dale Olson		2 PUBLIC PARTY	(SEAL)
AUTHENT	ICATION	ACI	KNOWLEDGMENT
Signature(s)		TATE OF WISCONSII	N )
authenticated on			) ss.
addiointoatoa on	. <u>D</u> a	ane	COUNTY )
*	Pe	ersonally came before r	me on June 22, 2017,
TITLE: MEMBER STATE (If not,	E BAR OF WISCONSIN the	e above-named Dale O	Dison
authorized by Wis. S	in	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.	
THIS INSTRUMENT DRAF	<u></u>	MING	<del></del>
Aplin & Ringsmuth, LLC, At State Bar No. 1090527	No	PETER REMMET A otary Public, State of V	Avilus Visconsin
State Bar No. 1090527	(Signatures may be authenticated or a STANDARD FORM. ANY MODIFICATI	y Commission (is pern acknowledged. Both are no	nanent) ( <del>expires:</del> )

=/11

### Exhibit A

### LEGAL DESCRIPTION

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

### PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

\*Type name below signatures.

Document Number	State Bar of Wisconsin Form 1 - 2003 WARRANTY DEED Document Name	KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS
THIS DEED, made between	Susan R. Bush	
		DOCUMENT # 5393157
	("Grantor," whether one or mo	
and Kreuger Quarry, L		Trans Fee: 690.00 Exempt #:
	("Grantee," whether one or me	ore). Rec. Fee: 30.00 Pages: 2
Grantor, for a valuable cons	sideration, conveys to Grantee the follow	wing
	er with the rents, profits, fixtures and o	
appurtenant interests, in Wisconsin ("Property") (if mo	Dane County, States ore space is needed, please attach addendum)	
To Grantee, as a Ten	ant in Common, an undivided	
one-eighth interest : the attached Exhibit	in the real estate described o	On Recording Area
the attached Exhibit	· A.	Name and Return Address Jenifer Kraemer
		vonBriesen & Roper, s.c.
		Ten East Doty St, Ste 900
		Madison, WI 53703
		See attached Exhibit A
		Parcel Identification Number (PIN)
		• • • • • • • • • • • • • • • • • • • •
	to the Desports is good indefensible in fee s	This is not homestead property.  (is) (is not)
municipal and zoning ordin utility and municipal service of closing, and none other.	ances and agreements entered under these, recorded building and use restriction	
municipal and zoning ordin utility and municipal service	ances and agreements entered under these, recorded building and use restriction	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of
municipal and zoning ordin utility and municipal service of closing, and none other.	ances and agreements entered under these, recorded building and use restriction	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of is and covenants, general taxes levied in the year  (SEAL)
municipal and zoning ordin utility and municipal service of closing, and none other.	nances and agreements entered under the same and agreements entered under the same are restriction and use restriction	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of is and covenants, general taxes levied in the year  NOTARY PUBLIC
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018	nances and agreements entered under the same and agreements entered under the same are restriction and use restriction	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of is and covenants, general taxes levied in the year  NOTARY PUBLIC RACHAEL R. SCHROEDER
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush	es, recorded building and use restriction  (SEAL)  (SEAL)	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of is and covenants, general taxes levied in the year  NOTARY PUBLIC RACHAEL R. SCHROEDER STATE OF WISCONSIN  (SEAL)
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush	nances and agreements entered under the structure, recorded building and use restriction (SEAL)	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of is and covenants, general taxes levied in the year  NOTARY PUBLIC RACHAEL R. SCHROEDER
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHEN	es, recorded building and use restriction  (SEAL)  (SEAL)  *  (SEAL)  *  *  *  *  *  *  *  *  *  *  *  *  *	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of is and covenants, general taxes levied in the year  NOTARY PUBLIC RACHAEL R. SCHROEDER STATE OF WISCONSIN  (SEAL)
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHER  Signature(s)	es, recorded building and use restriction  (SEAL)  *  (SEAL)  *  *  *  *  *  *  *  *  *  *  *  *  *	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of is and covenants, general taxes levied in the year  NOTARY PUBLIC RACHAEL R. SCHROEDER STATE OF WISCONSIN  ACKNOWLEDGMENT  ATE OF WISCONSIN  ) ss. DANE COUNTY)
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHEN	es, recorded building and use restriction  (SEAL)  *  (SEAL)  *  *  *  *  *  *  *  *  *  *  *  *  *	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of s and covenants, general taxes levied in the year    NOTARY PUBLIC     RACHAEL R. SCHROEDER     STATE OF WISCONSIN     ACKNOWLEDGMENT     ATE OF WISCONSIN     SS.     DANE   COUNTY     Sonally came before me on   March 2, 2018
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHER  Signature(s)	es, recorded building and use restriction  (SEAL)  *  (SEAL)  *  *  *  *  *  *  *  *  *  *  *  *  *	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of s and covenants, general taxes levied in the year    NOTARY PUBLIC
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHEN  Signature(s)  authenticated on  *  TITLE: MEMBER STATE B  (if not,	(SEAL)  (SEAL)  (SEAL)  *  (SEAL)  *  (SEAL)  *  AR OF WISCONSIN  to fore	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of s and covenants, general taxes levied in the year    NOTARY PUBLIC     RACHAEL R. SCHROEDER     STATE OF WISCONSIN     ACKNOWLEDGMENT     ATE OF WISCONSIN     SS.     DANE   COUNTY     Sonally came before me on   March 2, 2018
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHEN  Signature(s)  authenticated on  *	(SEAL)  (SEAL)  (SEAL)  *  (SEAL)  *  (SEAL)  *  AR OF WISCONSIN  to fore	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of s and covenants, general taxes levied in the year    NOTARY PUBLIC
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHEN  Signature(s)  authenticated on  *  TITLE: MEMBER STATE B  (if not,	(SEAL)  (SEAL)  *  (SEAL)  *  *  (SEAL)  *  *  *  *  *  *  *  *  *  *  *  *  *	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of s and covenants, general taxes levied in the year    NOTARY PUBLIC
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHEN  Signature(s)  authenticated on  *  TITLE: MEMBER STATE B (If not, authorized by Wis. Stat  THIS INSTRUMENT DRAFTEI  Tentifex Kraemus	AR OF WISCONSIN  to fore  SAR OF WISCONSIN  to fore  t. § 706.06)  D BY:	(is) (is not) simple and free and clear of encumbrances except: hem, recorded easements for the distribution of s and covenants, general taxes levied in the year    NOTARY PUBLIC

First American Title-NCS Madison NCS-887330 MAD

von Briesen & Roper, s.c., 10 E. Doty Street, Suite 900 Madison, WI 53703
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026
Www.zipl.ogix.com

#### Exhibit "A "

#### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Tax Parcel Nos:

046/0611-033-9000-8 046/0611-033-8500-5 046/0611-033-8000-0 046/0611-033-9500-3 046/0611-034-9076-7

#### State Bar of Wisconsin Form 1-2003 WARRANTY DEED

**Document Number** 

Dated May 17, 2018

Document Name

THIS DEED, made between Marlene J. Kreuger, unmarried ("Grantor," whether one or more), and Marlene J. Kreuger, Trustee, or her successors in interest, of the Marlene J. Kreuger Living Trust, dated May 17, 2018, and any amendments thereto ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in <u>DANE</u> County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Granter's 50% share of property described in attached Exhibit A.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT # 5411641

05/24/2018 01:59 PM Trans Fee:

Exempt #: 16
Rec. Fee: 30.00

Pages: 2

Horn & Atty. Jo 8446 Ex	d Return Ad Johnsen S hn Horn keelsior Da n, WI 537	SC ríve, Suite 102	
See Li	sting on E	Exhibit A	
	Parcel Iden	ntification Number (PIN)	
This	is (is) <del>(is not)</del>	homestead property.	

This conveyance is exempt from transfer tax pursuant to Section 77.25(16), Wis. Stats.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: all municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, all other recorded easements and restrictions, general taxes levied in 2018 and special assessment, if any.

Markens Q. Kreugen (SE.	AL)(SEAL)
*Marlene J. Kreuger	
(SE.	AL) * (SEAL)
AUTHENTICATION	ACKNOWLEDGMENT
Signature(s) of Marlene J. Kreuger	— STATE OF WISCONSIN ) — ) ss.
authenticated on May 17, 2018	COUNTY )
*John Horn THEE: MEMBER STATE BAR OF WISCONSIN	Personally came before me on, the above-named
(If not,authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
THIS INSTRUMENT DRAFTED BY: John Horn, (608) 829-2525	
8446 Excelsior Drive, Suite 102, Madison, WI 53717	Notary Public, State of Wisconsin  My Commission (is permanent) (expires:

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

WARRANTY DEED

\* Type name below signatures.

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

#### **EXHIBIT A**

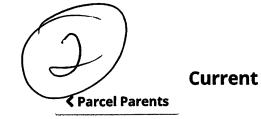
#### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

#### Parcel B

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

TAX ROLL PARCEL NUMBERS: 046/0611-033-8000-0, 046/0611-033-8500-5, 046/0611-033-9000-8, 046/0611-033-9500-3, and 046/0611-034-9076-7



# **Summary Report**

Parcel Detail Less		
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR11E	03	SE of the SW
Plat Name	METES AND BOUN	DS
Block/Building		
Lot/Unit		
Parcel Description	SEC 3-6-11 FR SE1/4 SW1/4 & ALSO INCL VAC RICHARD KRUEGER DR IN DOC #4804783 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KREUGER QUARRY	LLC
Current Co-Owners	DALE KREUGER MICHAEL KREUGER JULIE SKJOLAAS KREUGER LIVING T	
Primary Address	2298 RINDEN RD	
Billing Address	2298 RINDEN RD COTTAGE GROVE V	VI 53527

Assessment Summary	
Assessment Year	2020
Valuation Classification	G5 G5M G7
Assessment Acres	41.300
Land Value	\$206,000.00
Improved Value	\$206,300.00
Total Value	\$412,300.00

# **Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

# Zoning

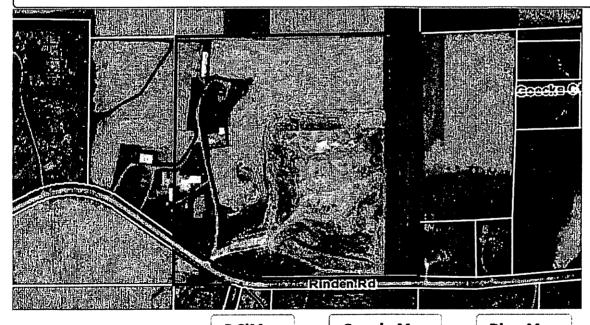
FP-35

**Zoning District Fact Sheets** 

# **District Information**

Туре	State Code	Description	
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST	
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE	
OTHER DISTRICT	23CG	COTTAGE GROVE EMS	
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE	

# **Parcel Maps**



**DCiMap** 

**Google Map** 

**Bing Map** 

# **Tax Information**

E-Statement

E-Bill E-Receipt Pay Taxes Online

« < Newer Older > »

Tax Year 2019		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$206,000.00	\$187,500.00	\$393,500.00
Taxes:		\$5,803.80
Lottery Credit(-): \$21		\$213.24
First Dollar Credit(-): \$76		\$76.85
Specials(+): \$15		\$157.11
<b>Amount:</b> \$5,67		\$5,670.82
2019 Tax Info Details		Tax Payment History

#### **Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/24/2018	5411641		
WD	03/05/2018	5393157		
AFF	03/02/2018	5392959		
TOD	09/05/2017	5355042		
TRD	09/05/2017	5355041		
PRD	06/26/2017	5336203		
QCD	05/09/2016	5233025		
RES	10/25/2011	4804783		
QCD	05/08/2001	3317258		
LC	01/09/1959	972679	M324	498

Show Less ^

### DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0611-033-9500-3. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



	1/01 17 4 PACE 4 Normatic Op suprocurate 972 File Miller Davis Co., Minnespolis, Minn.
THIS	Instrument was drafted by attorney p. E. Henderson, stouchton, wisconsing 24 page 4. This Article of Agreement, Made and concluded this
	Jamary
	part I of the first part,
	and Harold Kreuger and Selma Kreuger, husband and wife, as joint tenants parties of the second part.
	Elithenselyes,
	her heirs or assigns, the sum of Fourteen thousand and no/100 = = = = Dollars,
	in the manner following: Five thousand dollars Dollars, at the ensealing and delivery hereof: receipt of which is hereby acknowledged, and the
	remain from time to time unpaid, at the rate of 4% per annum, interest payable annually. In addition to interest, second parties agree to pay \$500.00 or more
	upon the unpaid principal on each interest paying date, until paid in full.

The Southeast quarter of the Southwest quarter (SE 1/4 of SW 1/4) and the West 16 acres of the Southwest quarter of the Southeast quarter (SW 1/4 of SE 1/4) of Section Three (3), Township Six (6) North, dange Eleven (11) East.

All tobacco lath, poles, a brooder house, an electric pump and pump-jack, drinking cups for cattle, fencing, hay carrier, fork and rope, window shades, screen doors, storm door, electric lighting fixtures shall pass with the real estate upon execution of this instrument.

The said part...ios...of the second part further agree... that.......they....will pay, when due and payable, all taxes and assessments which have been assessed or levied on the above described premises since the 1st day of January, A. D., 19..59.., and also all such as may be hereafter assessed or levied thereon or upon the interest of said part...y......of the first part in said premises; and also all taxes and assessments now or hereafter assessed or levied against any mortgage which may exist against said premises or against the note.... or the indebtedness secured by such mortgage or against the interest in said premises of any party holding a mortgage against said premises of any party holding a mortgage against said real estate and agree.... that the interest of the part.y...... of the second part in said real estate and the interest of any party holding a mortgage against said real estate during the term of this contract, shall be assessed for taxation and taxed together, without separate valuation, as unincumbered real estate, and shall be paid by the said part.ion... of the second part hereby waive... all rights of offsets or deductions because of the payment of any such taxes and assessments, until the aforesaid purchase money shall be fully paid, in the manner above stated.

7 1579 IN 9 -

رد. ن ن د

Third, It is distinctly agreed and understood by and between the parties hereto, that if the said parties of the second part shall fail to make any of the payments of purchase money and interest above specified, at the times and in the manner above specified, or fail to pay the taxes and assessments, or fail to insure and keep insured the premises herein as above stipulated, or fail to pay any or all insurance premiums herein specified, or violate any other terms or conditions herein contained, this agreement shall at the option of the said part...y...... of the first part be henceforth utterly void without any notice whatsoever, and all payments thereon forfeited, subject to be revived and renewed only by the act of the part...y..... of the first part, or the mutual agreement of both parties; and whenever such default or violation shall occur, the part....les. of the second part shall have no further right to collect rents from tenants, if any, of the said real estate or any part thereof, but such rents shall be collected by, and belong to, the part...y..... of the first part.

The said part...ies. of the second part further promise... and agree... that in case of commencement of an action to foreclose this contract and also in case of the foreclosure thereof, ........they......will pay, in addition to the taxable costs and expenses incurred, a reasonable sum of money as attorney's fees......

In Mitness Whereof, the said varties	have hereunto set their hands and seals this
lay ofJanuary	•
SIGNED AND SEALED IN PRESENCE	and be a second
P. E. Henderson	Sauld Keuger (Seal)  * Harold Krouger
* P. E. Henderson  Margie Martin	Seloma Kreuger (Seat)
* Margie Martin	*(Seal)
State of Wisconsin,	) 88.
DarieCoun	ty.)
Personally came before me, this	8 th day of January 4. D. 19.59, arold Kreuger, and Selma Kreuger, his wife and
to me known to be the person.swho ex	ecuted the foregoing instrument and acknowledged the same.
•	Margie Waitin
RE MOD	* Margie Martin
	Notary Public,Dane
*Typskrije nasse gracer skriavure).	My commission expires October 7, A. D. 19.62
200 N # 4	

RECORDED

JAN 9 1959

At / O'clock I'M

DANE COUNTY REGISTER OF DEEDS

Document 14 and 1	
This Deed, made between Harold A. Krauger a/k/a	3317258
Harold Krauger and Selma Krauger, husband and wife,	
as their interest may appear,	05-08-2001 8:19 AM
Grantor,	Trans. Fee
and Richard D. Kreuger and Marlene Kreuger, husband	EXEMPT #8
and wife as survivorship marital property as to an	Rec. Fee 12,00
undivided one-half (1/2) interest and Ronald W.	Pages 2
undivided one-nell (1/2) Interest and Admit H.	
Rrauger as to an undivided one-half (1/2) ** Grantee.  Grantor quit claims to Grantee the following described real estate in	
Grantor quit claims to Grantee the following described fear estate in	
Dane County, State of Wisconsin: (if more space	000455
is needed, please attach addendum):	000155
**interest; both undivided one-half (1/2) interest	
as tenants in common	Recording Area
	Name and Return Address
SEE ATTACHED LEGAL DESCRIPTION	Hebl, Hebl & Kuehn
	1150 West Main Street
	<b>u</b> ·
	P.O. Box 46
	Sun Prairie, WI 53590
	See Attached Parcel
Together with all appurtenant rights, title and interests.	Numbers
	Parcel Identification Number (PIN)
	Thisis homestead property.
Out to Nove and	(is) (is not)
Dated this 2nd day of May , 2001	10.11
./	12. Intal Karyan
	MARITY CHARGE
Har	old A. Kreuger
\$ A	ma Kaenan
	/ <sub>3</sub>
* Seli	na Kreuger
AUTHENTICATION	ACKNOWLEDGMENT
	E OF WISCONSIN )
	) ss.
Signature(s)	Dane County. )
n n	ersonally came before me this day of
authenticated this day of,	2001 the above named
	,
<u></u>	ld A. Krauger a/k/a
	d Kraugar and Selma
<del></del>	Tex /
TITLE: MEMBER STATE BAR OF WISCONSIN to me	known to be the person s who executed
(If not, the for	egoing instrument and acknowledged the same.
authorized by § 706.06, Wis. Stats.)	in se la letes
	12/h) / (Jal ) 1
THIS INSTRUMENT WAS DRAFTED BY	
* Tho	mas Lee Hebl
Notes	Public, State of Wisconsin
110001111111111111111111111111111111111	ommission is permanent. (If not, state expiration date:
P.O. Box 46, Sun Prairie, WI 53590 My Co (Signatures may be authenticated or acknowledged. Both are	,,
· · ·	
not necessary.)	
*Names of persons signing in any capacity must be typed or printed below their signature.	<u></u>
QUIT CLAIM DEED STATE BAR OF WISCONSII	1
Hobl, Hobl & Kuchn PO Box 46, 1150 West Main Sun Prairie WI 53590	T4074640.ZFX
Phonic: 6088374325 Fax: 6088252889 Bonnic  Produced with 2tpForm™ by RE FormsNet, LLC 18026 Fathern Mile Road, Clinic	
MOONCED MINITOLOGIS ON U.C. LOUISMAN FED. 10070 1 WEAR MINE LINES OF STATES	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

Resolution R-2011-08: A Resolution to Discontinue Multiple Public Roads in the Town of Pleasant Springs, Dane County, Wisconsin

**Document Number** 

**Document Title** 



#### KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4804783

10/25/2011 2:22 PM Trans. Fee: Exempt #: Rec. Fee: 30.00 Pages: 20

Recording Area

Name and Return Address Town of Pleasant Springs 2354 County Highway N Stoughton WI 53589

SEE ROSOLUTION

Parcel Identification Number (PIN)

The undersigned, Cassandra Clerkin, Clerk/Treasurer, Town of Pleasant Springs, Dane County, Wisconsin, does hereby certify that the attached copy if a true and exact copy of Resolution R-2011-08: A Resolution to Discontinue Multiple Public Roads in the Town of Pleasant Springs, Dane County, Wisconsin, the original of which is on file in the Town of Pleasant Springs office, located at 2354 County Highway N, Stoughton WI.

Drafted by the Town of Pleasant Springs

Dated this 25 day of October, 2011

Cassandra Clerkin, Clerk/Treasurer

#### THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999

20

# RESOLUTION R 2011-08: A Resolution to Discontinue Multiple Public Roads in the Town of Pleasant Springs, Dane County, Wisconsin

WHEREAS, The Town Board of the Town of Pleasant Springs declares that the public interest requires that the following town roads in the Town of Pleasant Springs be discontinued and vacated, being fully described as follows:

The road to be discontinued is all of the road locally known as **Ames Drive**, located in the northwest and southwest quarters of the northwest quarter of section 01, Town Six North(T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin, which road commences at a point in the center of County Highway BN near the southwest corner of the Northwest ¼ of the Northwest ¼ of said section one, and runs generally east for approximately 303 feet, with a width of approximately 4 rods(See Attached Exhibit A)(Parcel Identification Numbers 0611-012-2900-3 and 0611-012-8745-5).

Name and Return Address Town of Pleasant Springs 2354 County Rd N Stoughton WI 53589

Parcel Identification Number: (See Below)

Located in the southeast quarter of the southwest quarter of section 01, Township Six North (T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. The road to be discontinued is all of the road known locally as **Paulson Drive**. Beginning in the center of a highway running east and west between section 1 and 12 and 559 feet 6 inches east of the west boundary of the south east quarter of the south east quarter of section number 1 running thence north 1 degree west for a distance of 675 feet(See Attached Exhibit C)(Parcel Identification Number 0611-013-9560-5).

The road to be discontinued is all of the road known locally as Harold Krueger Drive, located in the southwest quarter of the southwest quarter of section 03, Town Six North (T6N), Range Eleven East (R11E), in the Town of Pleasant Springs, Dane County, Wisconsin, which Road commences at a point in the center of Rinden Road near the South west 1/4 of the Southwest 1/4 of said section three, and runs generally north westerly for approximately 180 feet, with a width of approximately 4 rods(See Attached Exhibit D)(Parcel Identification Number 0611-033-9080-8).

Located in the southeast quarter of the southwest quarter of section 03, Township Six North (T6N), Range Eleven East (R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. The road to be discontinued is all of the road known locally as Richard Krueger Drive. Beginning at the point of intersection of the west line of the southeast ¼ of the southwest ¼ and the centerline of public highway; thence south 56º east along said center line 218.0 feet to the point of beginning of this description; thence north 21º east 100.0 feet, thence north 11º east 120.0 feet, thence north 10º west 100.0 feet, thence north 12º west 400.0 feet. The line described is the center of said highway, and the same is laid out of the width of 3 rods(See Attached Exhibit E)(Parcel Identification Number 0611-033-9500-3).

Located in the northeast quarter of the southeast quarter of section 04, Township Six North (T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. The road to be discontinued is all of the road known locally as Midthun Court. A strip of land three (3) rods in width located in the Northeast ¼ of the Southeast ¼ of Section 4, Town 6 North, Range 11 East, the center line of which is described as follows: Commencing at a point in the center line of Park Street that is 265 feet North of the Southeast corner of said Northeast ¼ of the Southeast ¼ of Section 4; thence easterly 317 feet to the farm building in said quarter quarter(See Attached Exhibit F)(Parcel Identification Number 0611-044-8215-8).

Located in the southwest quarter of the southwest quarter of section 04, Township Six North(T6N), Range Eleven East (R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. The road to be discontinued is all of the road known locally as Spilde Drive. Beginning at a point 990.0 feet north of the southwest corner of the southwest ¼ of the southwest ¼, thence east 965.0 feet. The line described is the center of said highway, and the same is laid out of a width of 3 rods(See Attached Exhibit G)(Parcel Identification Number 0611-043-9000-6).

The road to be discontinued is all of the road known locally as Wayne Jacobson Drive, located in the southwest quarter of the southeast quarter of section 4, Town Six North (T6N), Range 11 Eleven East (R11E), in the Town of Pleasant Springs, Dane County, Wisconsin, which Road commences at a point in the center of County Highway N, near the Southwest ¼ of the Southeast ¼ of said section four, and running slightly Northeasterly for approximately 329 feet, with a width of approximately 3 rods(See Attached Exhibit H)(Parcel Number 0611-044-9000-5).

Located in the southeast quarter of the northwest quarter of section 06, Township Six North(T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. The road to be discontinued is all of the road known locally as **Downing Drive**. A strip of land 49.5 feet wide, the center line which is described as follow: commencing at the intersection of the west line of section 6 and the center line of CTH MN. Thence southeasterly along center line of highway MN, 1253.5 feet to the point of beginning of this description. Thence north 12º east 200.0 feet(See Attached Exhibit I)(Parcel Identification Number 0611-062-9503-0).

The road to be discontinued is all of the road known locally as **Ritchie Drive**, located in the northeast quarter of the northeast quarter of section 08, Town Six North (T6N), Range Eleven East (R11E), in the Town of Pleasant Springs, Dane County, Wisconsin, which road commences at a point in the center of Williams drive near the North East 1/4 of the North East 1/4 of said section eight, and running west for approximately 202 feet, with a width of approximately 3 rods(See Attached Exhibit J)(Parcel Identification Number 0611-081-8410-6).

The road to be discontinued is a portion of the road known locally as South Hill Street(Also known as Elsing Drive), located in the southwest quarter of of the southwest quarter of section 09 and the southeast quarter of the southeast quarter of section 10, Town Six North(T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin, which Road commences at a point in the center of Koshkonong Road near the Southeast ¼ of the Southeast ¼ of said section nine, and running north slightly easterly for approximately 572 feet, with a width of approximately 4 rods(See Attached Exhibit K)(Parcel Identification Numbers: 0611-103-9220-7, 0611-103-9000-3, 0611-094-9500-0, and 0611-094-9415-1).

The road to be discontinued is all of the road known locally as Le Manski Drive, Located in the northwest quarter of the northeast quarter section 10, Town Six North(T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane county, Wisconsin, which Road commences at a point in the center of Rinden Road, near the North west ¼ of the North east ¼ of said section ten, and running south for approximately 255 feet, with a width of approximately 4 rods(See Attached Exhibit L)(Parcel Identification Number 0611-101-8500-2).

Located in the northeast quarter of the northeast quarter of section 11, Township Six North(T6N), Range Eleven East (R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. The road to be discontinued is all of the road known locally as Church Farm Drive. Beginning in the center of a highway running east and west between section 1 and 2 and 11 and 12 and 24 rods and 6 feet east of the north west corner of the north east quarter of the north east quarter of section number 11, running thence due south for a distance of 975 feet(See Attached Exhibit M)(Parcel Identification Number 0611-111-8000-5).

The road to be discontinued is all of the road known locally as Olson Drive, Located in the northeast quarter of the southeast section 11, Town Six North (T6N), Range Eleven East (R11E), in the Town of Pleasant Springs, Dane County, Wisconsin, which the road commences at a point in the center of County Highway BN, near the Northeast ¼ of the Southeast ¼ of said section 11, and runs slightly southwesterly for approximately 357 feet, with a width of 3 rods(See Attached Exhibit N)(Parcel Identification Number 0611-114-8000-2).

Located in the southwest quarter of the southeast quarter and the southeast quarter of the southwest quarter of section 12, Township Six North (T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. The road to be discontinued is all of the road known locally as **Odland Road**. A parcel of land three(3) rods in width situated in the south ½ of section 12, Township 6 North, Range 11 East,(Town of Pleasant Springs), the South line of which is described as follows: Commencing at the point of intersection of Drotning Road and a Town Road, said point being the Southwest corner of the Southeast ¼ of said Section 12; thence North along the centerline of said town Road 902 feet to the point of beginning of this description; thence West 1505 feet, which is the entire length of the roadway hereby conveyed(See Attached Exhibit O)(Parcel Identification Number 0611-124-9001-7).

WHEREAS, this Resolution was introduced before the Town Board of the Town of Pleasant Springs on the 6<sup>th</sup> of September, 2011, with a Notice of Pendency of Application to Vacate each of the above-described properties was filed with the Register of Deeds for Dane County on September 16, 2011; and a Notice of Hearing was duly published in the Stoughton Courier Hub, a copy of said notice was also served more than 30 days prior to the hearing in the manner prescribed by law on all owners of the frontage of each of the lots and lands abutting upon the portions of the aforementioned streets to be discontinued, or a waiver of notice thereof having been received, and a public hearing having been held before the Town Board of the Town of Pleasant Springs on October 20, 2011 at 4 o'clock p.m.; and

WHEREAS, no sufficient written objections to said discontinuance and vacation of each of the aforementioned roadways has been filed with the Clerk:

NOW, THEREFORE, in accordance with the authority vested in the Town Board of Pleasant Springs pursuant to 66.1003, Wis. Stats.,

**BE IT RESOLVED** by the Town Board of the Town of Pleasant Springs that each of the aforementioned roadways be, and the same hereby are, vacated and discontinued, since the interest in their entirety.

BE IT FUTHER RESOLVED that the following Lis Pendens are now released in full and their entirety;

- 1. Ames Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792128 in the office of the Register of Deeds for Dane County, Wisconsin
- 2. Rinden Court Lis Pendens not filed, road will not be discontinued as it creates a landlock.
- 3. Paulson Drive Lis Pendens filed on September 16, 2011 at 4:07 p.m. as Document No. 4792154 in the office of the Register of Deeds for Dane County, Wisconsin.
- 4. Harold Krueger Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792129 in the office of the Register of Deeds for Dane County, Wisconsin.
- 5. Richard Krueger Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792135 in the office of the Register of Deeds for Dane County, Wisconsin.
- **6. Midthun Court** Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792130 in the office of the Register of Deeds for Dane County, Wisconsin.
- **7. Spilde Drive** Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792132 in the office of the Register of Deeds for Dane County, Wisconsin.
- **8.** Wayne Jacobson Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792131 in the office of the Register of Deeds for Dane County, Wisconsin.
- 9. Downing Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4762137 in the office of the Register of Deeds for Dane County, Wisconsin.
- 10. Ritchie Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792138 in the office of the Register of Deeds for Dane County, Wisconsin.
- 11. South Hill Street(Also known as Elsing Drive) Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792139 in the office of the Register of Deeds for Dane County, Wisconsin.
- **12.** Le Manski Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792140 in the office of the Register of Deeds for Dane County, Wisconsin.
- 13. Church Farm Drive Lis Pendens filed on September 16, 2011 at 4:06 p.m. as Document No. 4792141 in the office of the Register of Deeds for Dane County, Wisconsin.
- **14. Olson Drive** Lis Pendens filed on September **16, 2011** at 4:07 p.m. as Document No. 4792153 in the office of the Register of Deeds for Dane County, Wisconsin.
- 15. Odland Road Lis Pendens filed on September 16, 2011 at 4:08 p.m. as Document No. 4792171 in the office of the Register of Deeds for Dane County, Wisconsin.

The above and foregoing Resolution was duly adopted by the Town board of the Town of Pleasant Springs at a Special Town Board meeting held on October 20, 2011 at 7p.m.

TOWN OF PLEASANT/SPRINGS

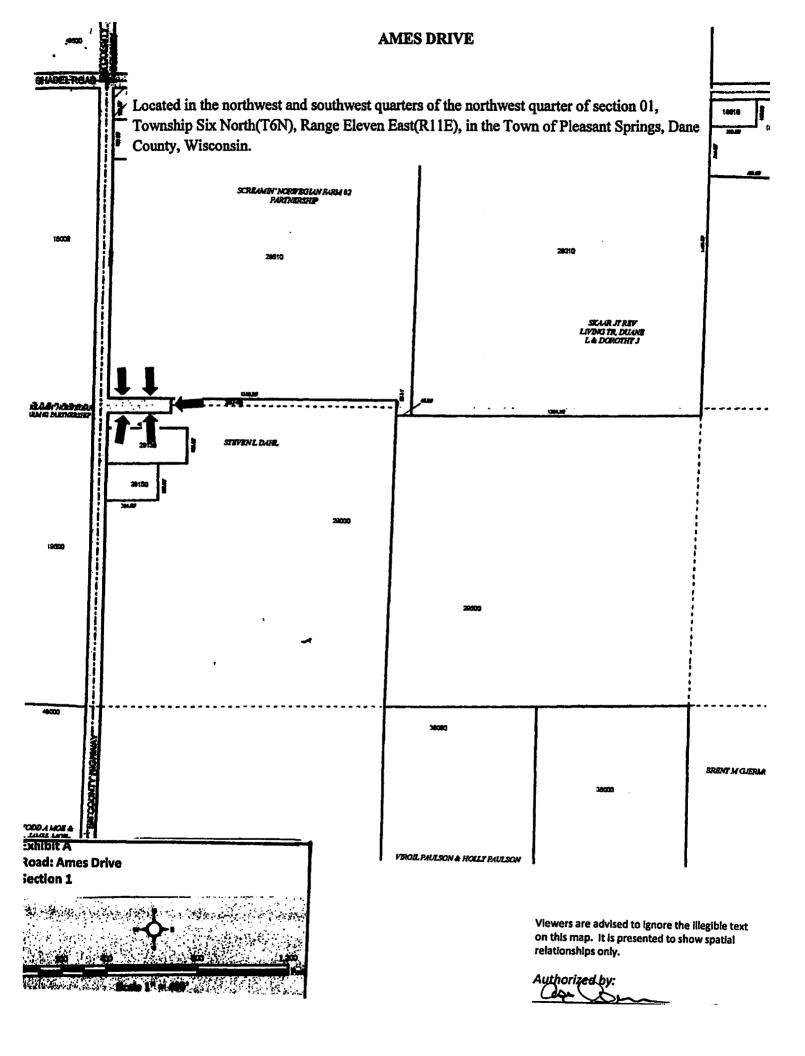
Richard P. Green, Town Chairman

: 10 Sand
Don Lund, Supervisor
12Mb
Tom McGinnis, Supervisor
Jay Damkoehler, Supervisor
- Mary Haley
Mary Haley, Supervisor
ATTEST: Cassandra Clerkin, Clerk/Treasurer

Vote: 4 AYES NOES
Adopted: 20 October, 2011
Posted: 25 October, 2011

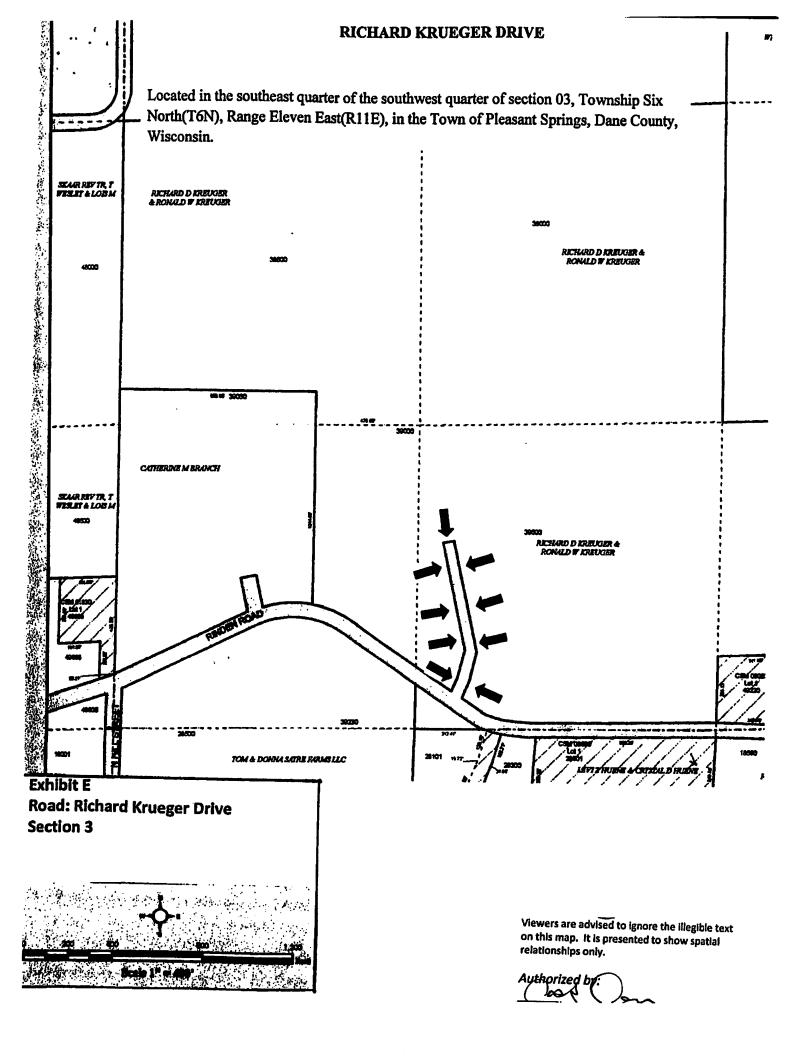
I certify that on the 20 day of October, 2011 the above Resolution Discontinuing certain roadways in the Town of Pleasant Springs, Dane County, Wisconsin was adopted by a vote of 1 Ayes and Noes by the Town Board of the Town of Pleasant Springs.

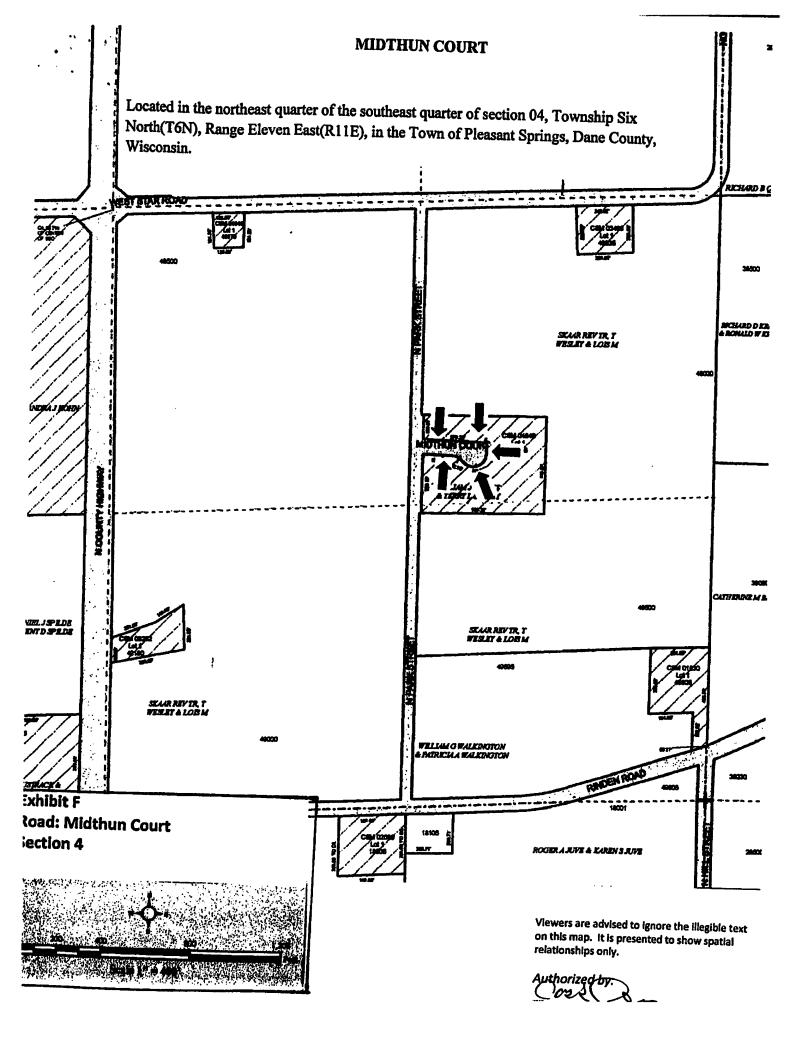
Drafted By Cassandra Clerkin Clerk/Treasurer Town of Pleasant Springs 2354 County Rd N Stoughton Wi S3589

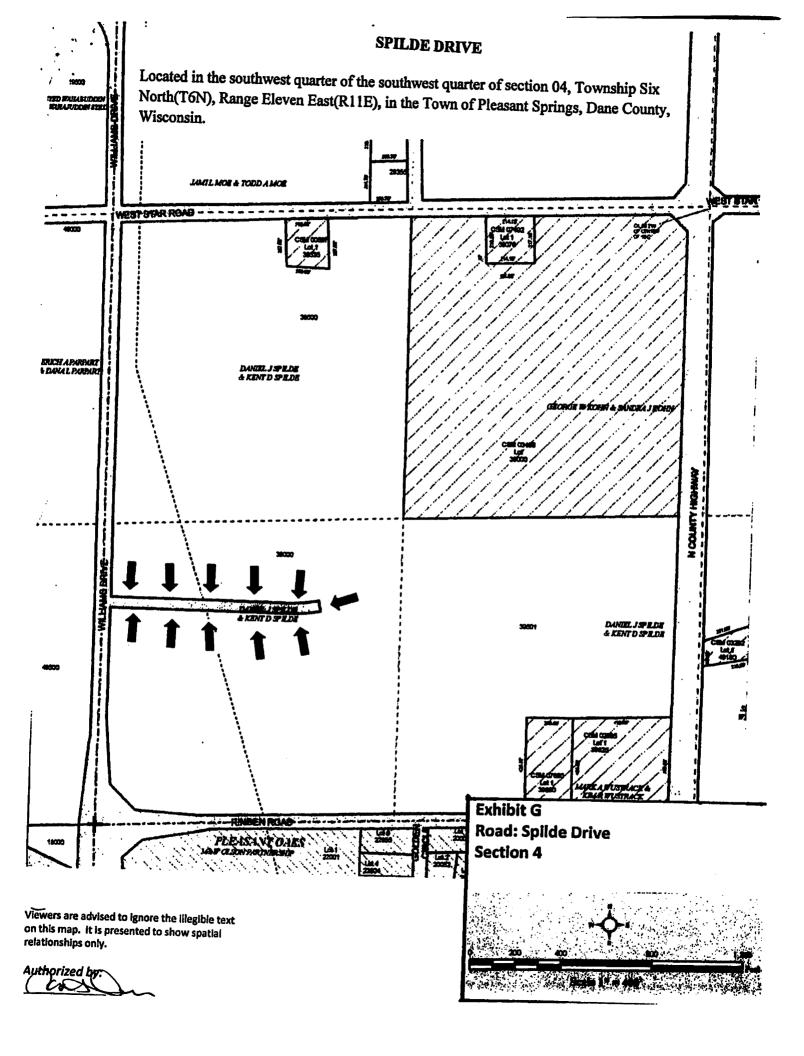


# **PAULSON DRIVE**

Located in the southeast quarter of the southwest quarter of section 01, Township Six North(T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. BRENT M GJERMO & LOUANN GJERMO VIRGIL PAULSON & ROLLT PAULSON DIANELA ZEBAET & DANELA ZEBAET BRENT MODERNO & LOURN GERNO VERGELPAULSON & HOLLT PA STEVENL DAHL DIANE G ZEBART & DANIELA ZEBART Exhibit C **load: Paulson Drive** RICHARD G HOFFER iection 1 Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only. Authorized by



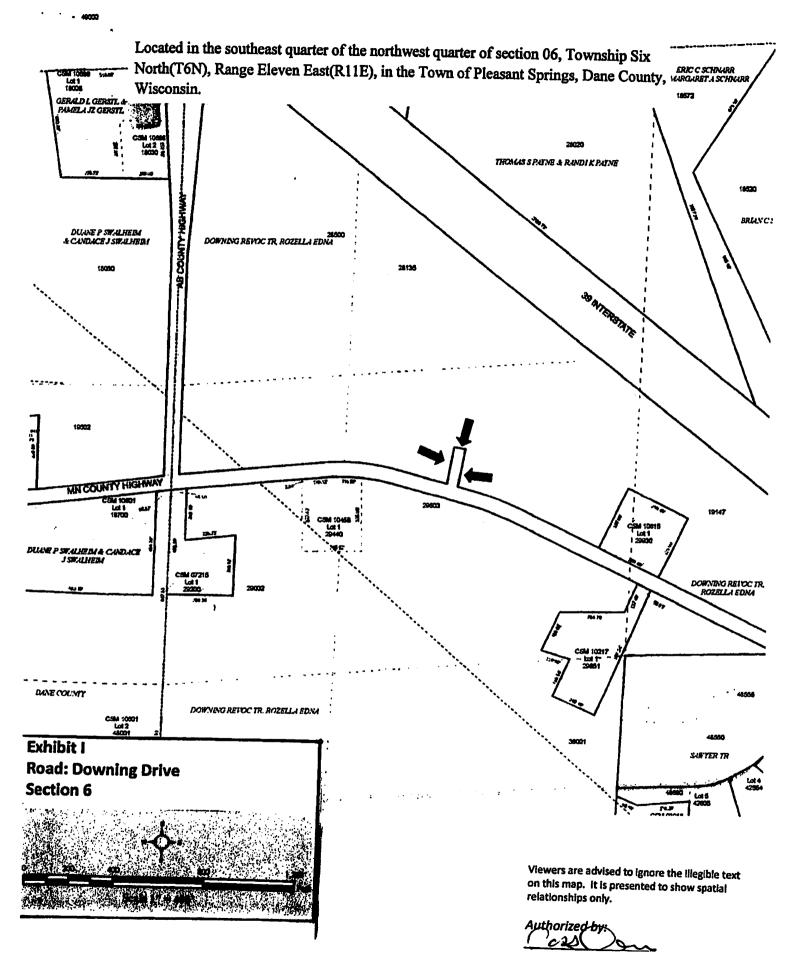


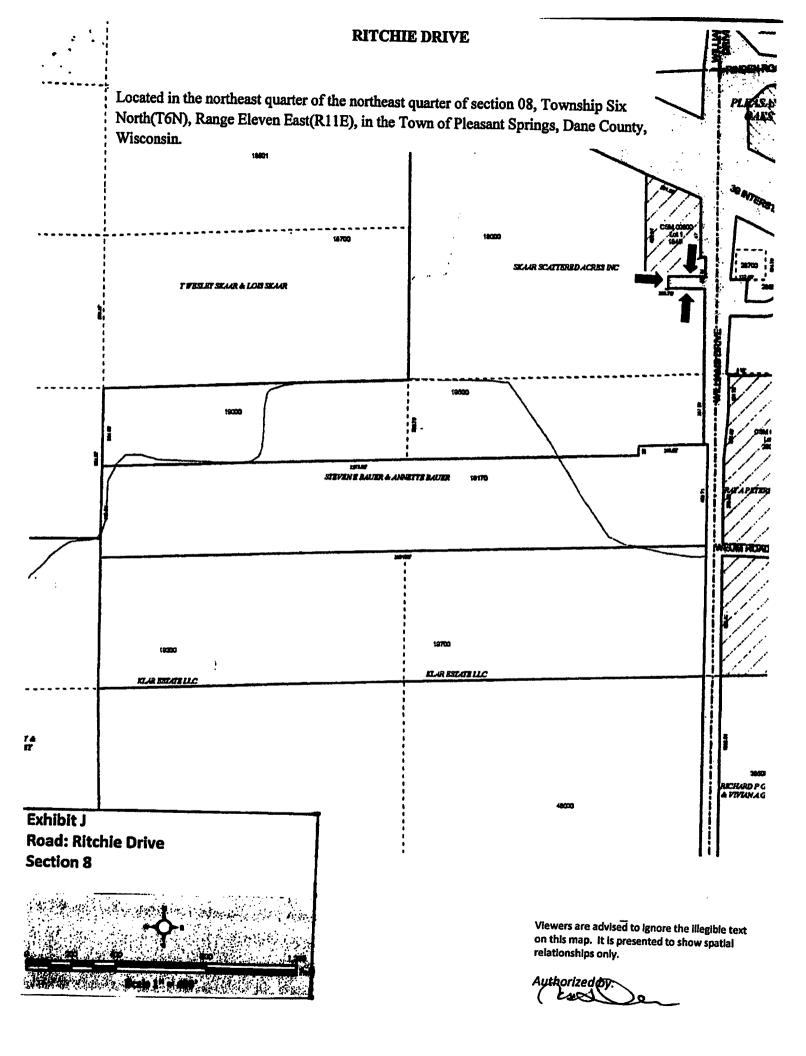


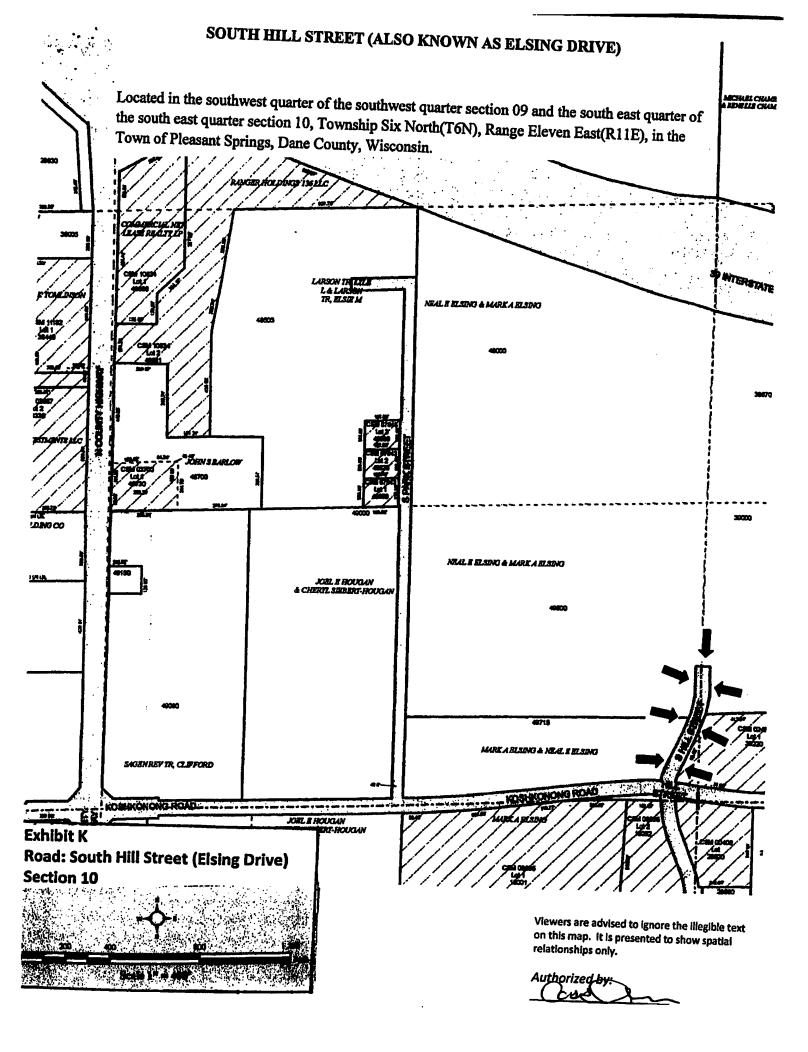
# WAYNE JACOBSON DRIVE

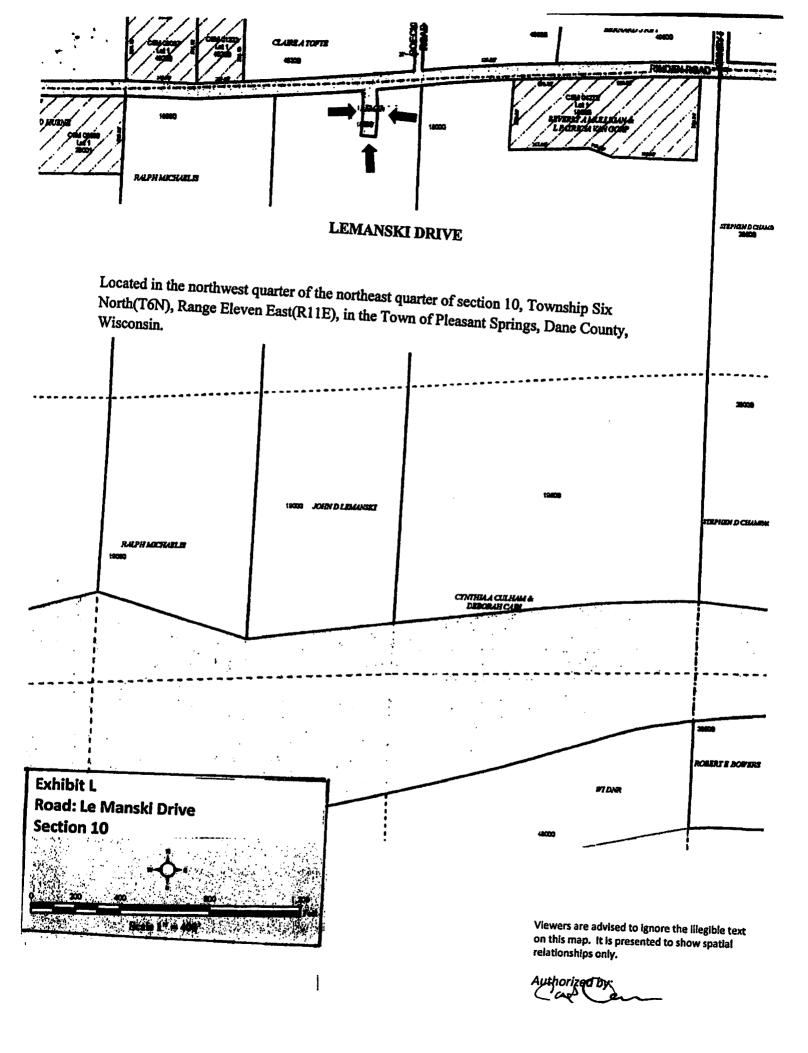
Located in the southwest quarter of the southeast quarter of section 04, Township Six

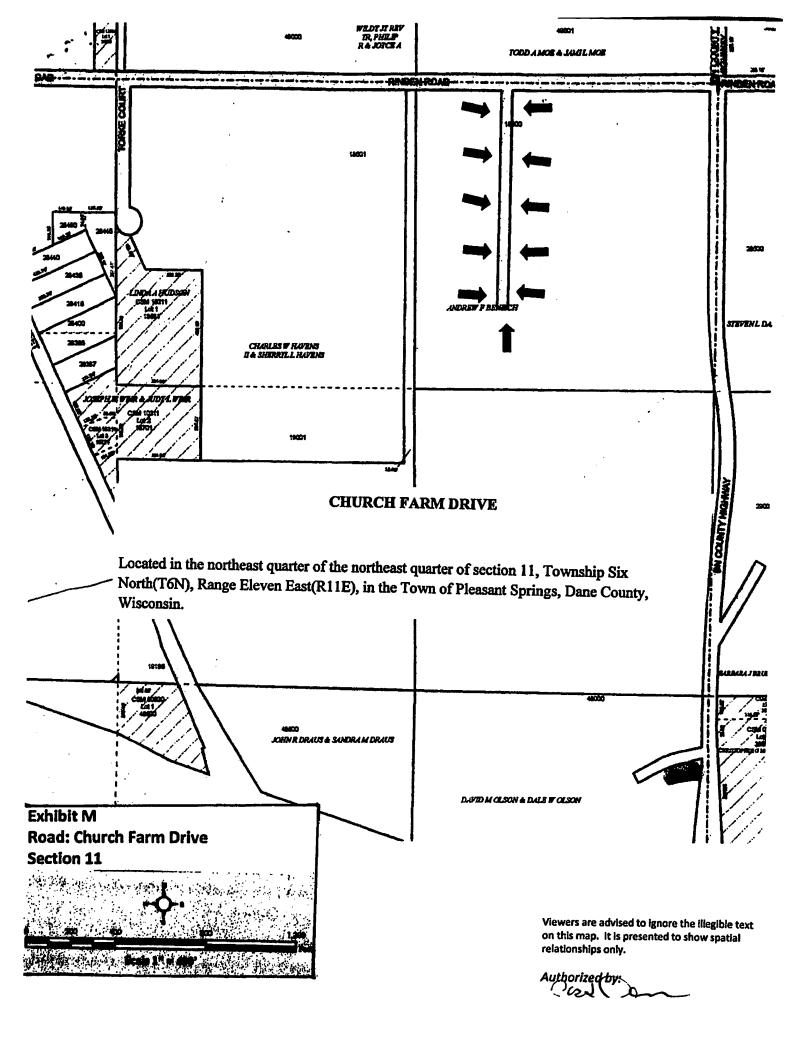
North(T6N), Range Eleven East(R11E), in the Town of Pleasant Springs, Dane County, Wisconsin. WEST BINE ROVE IDDAMOS LANTO SPEDE **FCOLETT\* HEGISTICS** DANIEL JEFELDE & KENT D SPELDE SEAUR REV TR, T WESLET & LOSS M :xhibit H **Road: Wayne Jacobson Drive** AMERICAN TRANSMISSION COMPANY LLC section 4 Viewers are advised to Ignore the illegible text on this map. It is presented to show spatial relationships only.

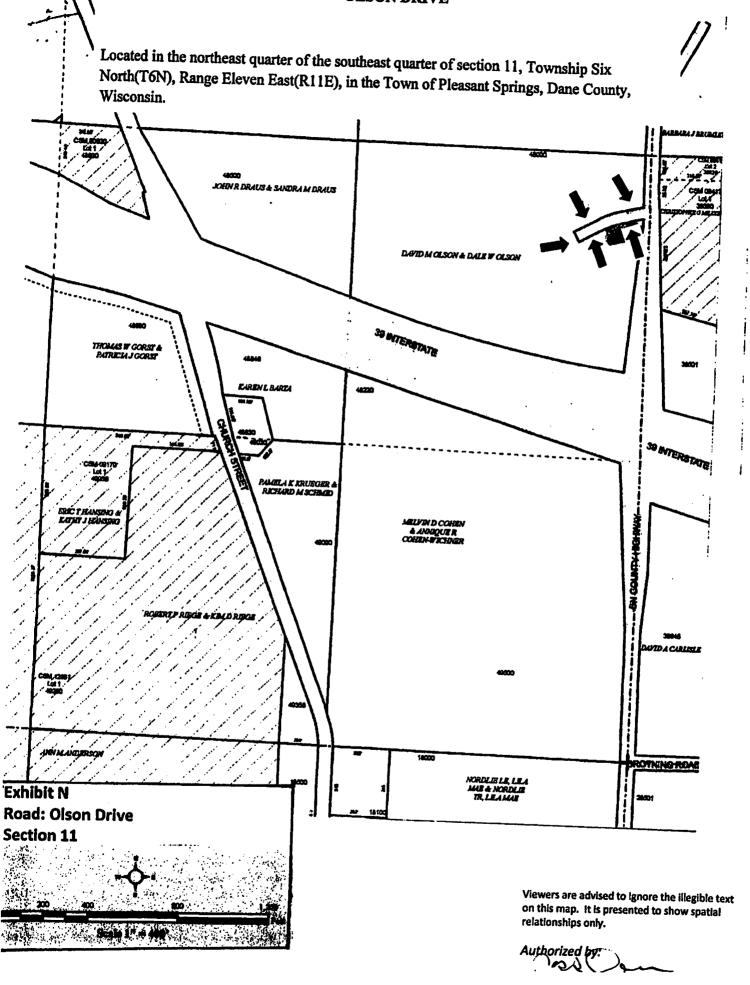


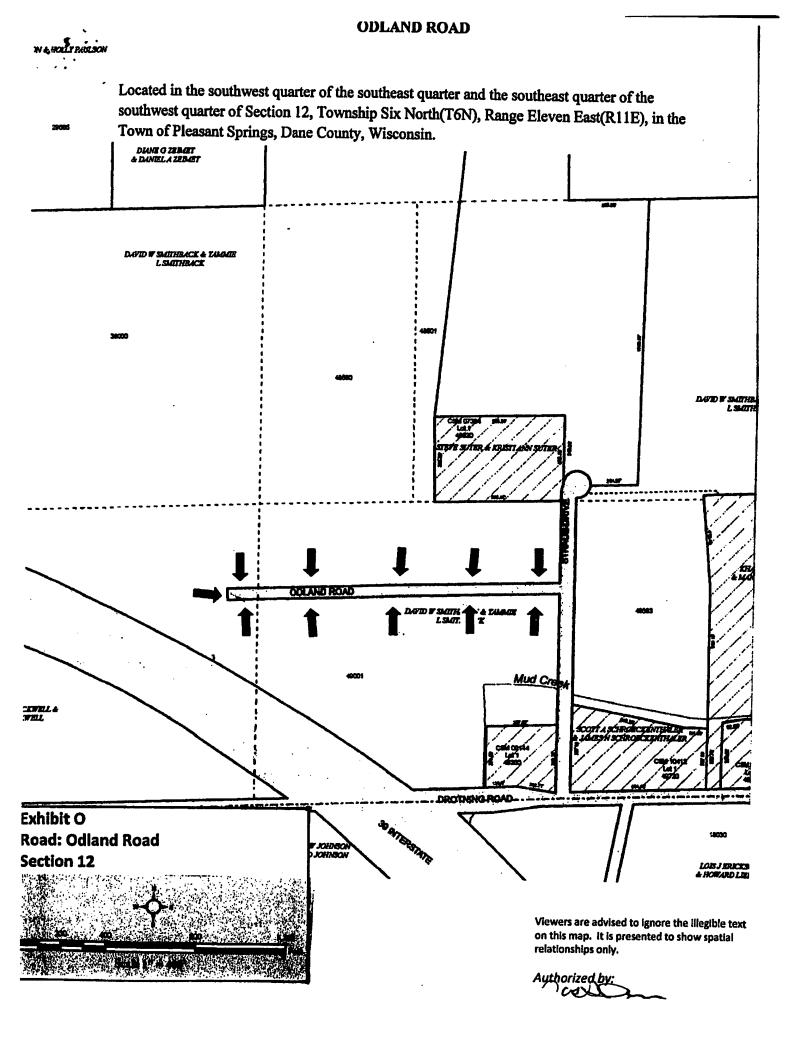












Hebl Hebl & Ripp LLP 1150 W Main St, PO Box 46 Sun Prairie, WI 53590 Thomas Hebl

State Bar of Wisconsin Form 3 - 2003 QUIT CLAIM DEED Document Name
--

 Document Number KRISTI CHLEBOWSKI THIS DEED, made between Richard D. Kreuger and Marlene **DANE COUNTY** Kreuger, husband and wife **REGISTER OF DEEDS** ("Grantor," whether one or more), and Richard D. Kreuger and Marlene J. Kreuger **DOCUMENT #** Revocable Living Trust Dated April 28 2016 \*\* ("Grantee," whether one or more). 5233025 05/09/2016 3:50 PM Grantor, quit claims to Grantee the following described real estate, together Trans. Fee: Exempt #: 16 with the rents, profits, fixtures and other appurtenant interests, in Rec. Fee: 30.00 County, State of Wisconsin ("Property") Pages: 2 (if more space is needed, please attach addendum): \*\* Interest - an undivided one-half (1/2) interest Recording Area Name and Return Address See attached legal description Attorney Thomas Lee Hebl Hebl, Hebl & Ripp, LLP 1150 West Main Street P. O. Box 46 Sun Prairie, WI 53590 See attached parcel numbers Parcel Identification Number (PIN) This is homestead property. (is) (is not) Dated (SEAL) (SEAL) \*Marlene Kreuger Kreuger (SEAL) (SEAL) ACKNOWLEDGMENT **AUTHENTICATION** STATE OF WISCONSIN Signature(s) DANE authenticated on Personally came before me on the above-named Richard D. Kreuger and Marlepe Kreuger to me known to be the person(s) who executed the TITLE: MEMBER STATE BAR OF WISCONSIN foregoing instrument and acknowledged the same. (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Attorney Thomas Lee Hebl Notary Public, State of Wisconsin P.O. Box 46, Sun Prairie, WI 53590 My Commission (is permanent) (expires: \_ (Signatures may be authenticated or acknowledged. Both are not necessary.)

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

DEED STATE BAR OF WISCONSIN FOR FORM No. 3-2003 OUIT CLAIM DEED \*Type name below signatures.

Phone: 608-837-4325 Fax: 608-834-4325 Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipl.ogix.com Krueger, Richa

# LEGAL DESCRIPTION FOR QUIT CLAIM DEED FROM RICHARD D. KREUGER & MARLENE KREUGER TO

RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED Again 28, 2016

#### Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

## State Bar of Wisconsin Form 5-2003 PERSONAL REPRESENTATIVE'S DEED

Document Number	Document Name		DANE COUNTY REGISTER OF DEEDS
THIS DEED, made between Dale Olson			DOCUMENT # 5336203
as Personal Representative of the estate of Ronald Kreuger ("Decedent")			06/26/2017 1:42 PM Trans. Fee:
("Grantor," whether one or more), and Dale Kreuger, Michael Kreuger, Susan Bush, and Julie Skjolaas			Exempt #: 11 Rec. Fee: 30.00 Pages: 2
		whether one or more).	Recording Area
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):  To each Grantee as tenants in common an undivided one/fourth (1/4) of the Estate of Ronald Kreuger's one/half (1/2) of the real estate described on the attached Exhibit			Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531
A; excepting therefrom the Estate of Ronald Kreuger's interest in the residence formerly occupied by Ronald Kreuger and located at 2324 Rinden Drive in Cottage Grove, Wisconsin.			reattached exhibit A Parcel Identification Number (PIN)
			This is not homestead property.  (is) (is not)
immediately prior to Decede since acquired.  Dated June 22, 2017  PERSONAL REPRESENTATION Date Olson	ent's death, and all of the estate an	d interest in the First	erest in the Property which Decedent had which the Personal Representative has (SEAL)
Signature(s)		STATE OF WISCONS	
authenticated on	•	Dane	) ss. COUNTY )
* TITLE: MEMBER STAT		Personally came before the above-named Dale	
(If not,authorized by Wis. S	•	to me known to be the	e person(s) who executed the foregoing edged the same.
THIS INSTRUMENT DRA		1 p/ / (	
Aplin & Ringsmuth, LLC, A State Bar No. 1090527	uly, Felei R. Anulews	* YEAPT LEMME! Notary Public, State of My Commission (is per	HYDERUS Wisconsin manent) ( <del>Ompires:)</del>

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

PERSONAL REPRESENTATIVE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 5-2003

\* Type name below signatures.

1 6 0 5 3 Tx:8862869

KRISTI CHLEBOWSKI





# Exhibit A

# LEGAL DESCRIPTION

# Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

# PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

\*Type name below signatures.

Hebi Hebi & Ripp LLP 1150 W Main St, PO Box 46 Sun Prairio, WI 53590 Thomas Hebi

# State Bar of Wisconsin Form 7 - 2003 TRUSTEE'S DEED **Document Number** Document Name THIS DEED, made between Marlene J. Kreuger as Trustee of Richard D. Kreuger and Marlene J. Kreuger ("Grantor," whether one or more). Revocable Living Trust\* and Marlene J. Kreuger ("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 Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): \*dated April 28, 2016. Interest - An undivided one-half (1/2) interest in the attached legal description

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

# DOCUMENT # 5355041

09/05/2017 3:26 PM Trans. Fee: Exempt #: 9 Rec. Fee: 30.00 Pages: 2

Recording Area

Name and Return Address
Attorney Thomas Lee Hebl
Hebl, Hebl & Ripp, LLP
1150 West Main Street
P.O. Box 46
Sun Prairie, WI 53590

See attached parcel numbers
Parcel Identification Number (PIN)

Krouger

Dated September 1,2017		
DyMarlene Ja Breugen	(SEAL)	(SEAL)
*Marlene J. Kreuger	<u> </u>	_
•	(SEAL)	(SEAL)
*AUTHENTICATION	ACKNOWLEDGMENT	
Signature(s)	STATE OF WISCONSIN ) sa.	
authenticated on	Personally came before me on	7
*	and above maries	
TITLE: MEMBER STATE BAR OF WISCONSIN	foregoing instrument and acknowledged the sam	kecuted the
authorized by Wis. Stat. § 706.06)	( Con Coc 1005-	
THIS INSTRUMENT DRAFTED BY:		
Attorney Thomas Lee Hebl	Thomas Lee Hebl Notary Public, State of Wisconsin	
P.O. Box 46, Sun Prairie, WI 53590	My Commission (is permanent) (expires:	)
(Signatures may be NOTE: THIS IS A STANDARD FORM. AN TRUSTEE'S DEED	e authenticated or acknowledged. Both are not necessary.) NY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. STATE BAR OF WISCONSIN FOR	IM No. 7-2603

590 Phood: 608-817-4125 Fax: 608-834-4325 Produced with ZipForm® by zipLogb: 18070 Fifteen Mile Road, Fraser, Michigen 48028 www.zipLogb.com

# LEGAL DESCRIPTION FOR TRUSTEE'S DEED FROM RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED APRIL 28, 2016 TO MARLENE J. KREUGER

# Parcel A:

The Northeast ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

# ICENSED TO PREFERRED TITLE LLC AND NOT FOR SUBLICENSE, RELICENSE OK ANT OTHER TRANSFER

# TRANSFER ON DEATH DEED

KRISTI CHLEBOWSKI **DANE COUNTY REGISTER OF DEEDS** 

Document Number	Document Na	me	DOCUMENT # 5355042
THIS DEED, made between Marlene J. Kreuger, a single person			09/05/2017 3:26 PM Trans. Fee: Exempt #: 10M Rec. Fee: 30.00
("Grantor," whether one or mo	re), and Dale R. Kreuger		Pages: 2
described real estate, together interests, in <u>Dane</u> (if more space is needed, please	rantee (pursuant to Sec. 705.15 Wis r with the rents, profits, fixtures a County, State of V e attach addendum):	and other appurtenant Visconsin ("Property")	Recording Area  Name and Return Address  Hebl, Hebl & Ripp, LLP  1150 W. Main St.  P.O. Box 46
Interest - An undivided one-half (	1/2) interest in the attached legal descript	ion	Sun Prairie, WI 53590
	VEYANCE: IT HAS NO IMMEDIATE ( NERSHIP UPON THE DEATH OF GR		See attached parcel numbers  Parcel Identification Number (PIN)
This directive is revocable and may	be changed by the Grantor at any time.		Thisis homestead property.
Granice will take title to the propert the Grantor.	y subject to all encumbrances and liens o	frecord on the death of	(is) (ismot)
This document is designating only a return and transfer return fee per se	transfer on death beneficiary and is exen cc. 705.15 and sec. 77.25 (10m), Wis. Stats	npt from the transfer	
pass to Susan R. Bush.	tee prior to the death of the grantor, said	grantee's interest shall	
Dated September Marine J. Kr	SEAL)	•	(SEAL)
* Marlene J. Kreuger	(ODINE)	*	(SEAL)
	(SEAL)	)	(SEAL)
*		*	
AUTHENTI Signature(s)	CATION	STATE OF WISCON	<del></del> ;
authenticated on	•	DANE	) ss. COUNTY )
		Personally came befor	eme on September 1, 2017,
*		the above-named Mar	lene J. Kreuger
TITLE: MEMBER STATE B (If not, authorized by Wis. Sta		to me known to be justrument and aclerov	
THIS INSTRUMENT DRAFT	ED BV:	1) lama	LOV (TER):
Attorney Thomas Lee Hebl		Notary Public, State of	
P.O. Box 46, Sun Prairie, WI	53590	My commission (is per	
	(Signatures may be authenticated or a	• •	
TRANSFER ON DEATH DEED *Type name below signatures.	•		information Professionals Company ©2006 (NFO-PRO™ Legal Forms • (800)855-2021 • Infopraforms.com

# LEGAL DESCRIPTION FOR TRANSFER ON DEATH DEED FROM MARLENE J. KREUGER TO DALE R. KREUGER

# Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

7 : 3-27 455

**Affidavit of Correction Title of Document** 

Document Number

AFFIANT, Peter Remmel Andrews, hereby swears or affirms that a certain document which was titled as Personal Representative's Deed, and recorded in Dane County, State of Wisconsin, as Document No. 5336203 on June 26, 2017 (the "Deed") contained the following omission:

For purposes of clarification, the Estate of Ronald Kreuger's interest, as referenced in the Deed, is only an interest in personal property and not an interest in the real estate described on Exhibit A to the Deed. The Estate of Ronald Kreuger does not retain any interest in the real property described on that Exhibit A.

The basis for Affiant's personal knowledge of this matter is as the drafter of the conveyance that is the subject of the Correction Instrument. A copy of this conveyance is attached to this Correction Instrument. Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Affiant is the Attorney for the Estate of Ronald Kreuger.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5392959

03/02/2018 03:33 PM Trans Fee: Exempt #: 3 Rec. Fee: 30.00

Pages: 3

Recording Area

Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531

See attached.

Parcel Identification Number (PIN)

Dated: March 1, 2018

Signed:

Peter Remmel Andrews

State of Wisconsin County of Dane

Subscribed and sworn to (or affirmed) before me this 1st day of March, 2018.

Jack Ebbott

Notary Public, State of Wisconsin My Commission is permanent

This instrument is drafted by Attorney Peter Remmel Andrews Aplin & Ringsmuth, LLC, State Bar No. 1090527



• •			9 1 6	0 5 3 2
	State Bar of Wiscons PERSONAL REPRESE		KRISTI C	3862869 HLEBOWSKI
Document Number	Document	Name		COUNTY R OF DEEDS
THIS DEED, made between	Dale Olson		1	IMENT # 86203
as Personal Representative of	the estate of Ronald Kreuger	("Decedent")	Trai	017 1:42 PM ns. Fee: npt #: 11
("Grantor," whether one or mand Julie Skjolaas	ore), and Dale Kreuger, Michael		Rec. F	ee: 30.00 ges: 2
	•	" whether one or more).	Recording Aren	
together with the rents,	, without warranty, the following profits, fixtures and other appointy, State of Wisconsin ("Progum):	purtenant interests, in	Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P O. Box 348	
To each Grantee as tenants in Ronald Kreuger's one/half (1.	common an undivided one/four /2) of the real estate described on state of Ronald Kreuger's interes	n the attached Exhibit	Deerfield, WI 53531	
formerly occupied by Ronald Grove, Wisconsin.	Kreuger and located at 2324 Rit	nden Drive in Cottage	Ceathorned C	
			This is not home (is) (is not)	estead property.
•	•.			
immediately prior to Decede since acquired.	his Deed does convey to Grante nt's death, and all of the estate	ee all of the estate and int and interest in the	erest in the Property which the Personal Re	ch Decedent had presentative has
Dated June 22, 2017		SE SE	W 8	
PERSONAL REPRESENTA	TIVE:	2 ASPEN	2	(SEAL)
* Dale Olson	(SEAL	TATO	EO	(3LAL)
AUTHENT Signature(s)	ICATION	AC	KNOWLEDGMENT	
authenticated on		STATE OF WISCONS	IN COUNTY	) ) ss. )
*	I DAR OF HURGONISM	Personally came before the above-named Dale		· · · · · · · · · · · · · · · · · · ·
TITLE: MEMBER STATE (If not, authorized by Wis. St	·		e person(s) who execute	ed the foregoing
THIS INSTRUMENT DRAF	-	instrument and acknowl		• -
Aplin & Ringsmuth, LLC, At State Bar No. 1090527	ty. Peter R. Andrews	* PETERMYNE! Notary Public, State of My Commission (is per	Andrews Wisconsin manent) (expires:	)
NOTE: THIS IS A PERSONAL REPRESENTATIVE • Type name below signatures	(Signatures may be authenticate STANDARD FORM. ANY MODIFI 'S DEED © 2003 STA	ed or acknowledged. Both are	not necessary.) HOULD BE CLEARLY IDEN	FORM NO. 5-2003

# Exhibit A

# LEGAL DESCRIPTION

# Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

# PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

Document Number	State Bar of Wisconsin Fo WARRANTY D Document Name		KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS
	w Cucan P. Rugh		KEGISTER OF DELDS
THIS DEED, made betwee	ii busan K. Busa		DOCUMENT #
and Kreuger Quarry, I	("Grantor," wheth	er one or more),	5393157 03/05/2018 12:01 Pi Trans Fee: 690.00
and Kreader Sagiry, I	<i></i>	·	Exempt #:
	("Grantee," wheth	er one or more).	Rec. Fee: 30.00 Pages: 2
described real estate, togeth appurtenant interests, in Wisconsin ("Property") (if me To Grantee, as a Ter	nsideration, conveys to Grante her with the rents, profits, fix Dane ore space is needed, please attachment in Common, an und in the real estate decimals.	tures and other County, State of addendum): ivided	
the attached Exhibit	t A.		Name and Return Address
			Jenifer Kraemer
			vonBriesen & Roper, s.c.
	•		Ten East Doty St, Ste 900 Madison, WI 53703
			Madison, Wi 55705
			See attached Exhibit A
			Parcel Identification Number (PIN)
			This <u>is not</u> homestead property.
•			(is) (is not)
municipal and zoning ordi utility and municipal servic of closing, and none other	nances and agreements enter ces, recorded building and use	red under them,	e and free and clear of encumbrances except: , recorded easements for the distribution of d covenants, general taxes levied in the year
Dated March 2, 2018		-	
211 bus		(SEAL)	(SEAL
* Susan R. Bush		- *	NOTARY PUBLIC
		(SEAL)	RACHAEL R. SCHROEDER STATE OF WISCONSIN (SEAL
*		*	
AUTHE	ENTICATION		ACKNOWLEDGMENT
		. STATE	OF WISCONSIN ) ss.
authenticated on		<u> </u>	DANE COUNTY)
aumenticated on		Personal	lly came before me on March 2, 2018
		the abov	e-named Susan R. Bush
*TITLE: MEMBER STATE	DAD OF WISCONED	to me	known to be the person(s) who executed the
(If not,		foregoin	g instrument and acknowledged the same.
authorized by Wis. Sta	at. § 706.06)		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
THIS INSTRUMENT DRAFTE	_	30	e half frie
			hall R. Surveder
Jenifer Kraeme	Roper, S.C.	- Notary I	Public, State of Wisconsin mission (is nermanent) (expires: 811419 )
VON DELLACE	(Cinnet was be authorited)	ad an acknowledged	Roth are not necessary.)
NOTE: THIS IS A WARRANTY DEED	L STANDARD FORM. ANY MODIFIC	CATIONS TO THIS AR OF WISCONSI	S FORM SHOULD BE CLEAKLY INFUTIFIED.

\*Type name below signatures.

von Briesen & Roper, a.e., 10 E. Doty Street, Suite 900 Madison, WI 53703
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026
Www.zipLogix.com

# Exhibit "A "

# Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Tax Parcel Nos: 046/0611-033-9000-8

046/0611-033-8500-5 046/0611-033-8000-0 046/0611-033-9500-3 046/0611-034-9076-7

# State Bar of Wisconsin Form 1-2003 WARRANTY DEED

**Document Number** 

Dated May 17, 2018

Document Name

THIS DEED, made between Marlene J. Kreuger, unmarried whether one or more), and Marlene J. Kreuger, Trustee, or her successors in interest, of the Marlene J. Kreuger Living Trust, dated May 17, 2018, and any amendments thereto ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee 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):

Grantor's 50% share of property described in attached Exhibit A.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

**DOCUMENT #** 5411641

05/24/2018 01:59 PM Trans Fee:

> Exempt #: 16 Rec. Fee: 30.00 Pages: 2

Horn & Atty. Jo 8446 Ex	d Return Add Johnsen So hn Horn celsior Dri n, WI 5371	ve, Suite 102
See Li	sting on Ex	hibit A
	Parcel Identi	fication Number (PIN)
This	is	homestead property.
	(is) <del>(is not)</del>	-
I		

This conveyance is exempt from transfer tax pursuant to Section 77.25(16), Wis. Stats.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: all municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, all other recorded easements and restrictions, general taxes levied in 2018 and special assessment, if any.

Marsens O. Kreuger (SE	AL)(SEAL)
(SE	AL) * (SEAL)
AUTHENTICATION	ACKNOWLEDGMENT
Signature(s) of Marlene J. Kreuger	— STATE OF WISCONSIN )
authenticated on Way 17, 2018	_·COUNTY )
*John Horn THILE: MEMBER STATE BAR OF WISCONSIN	Personally came before me on, the above-named,
(If not,authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
THIS INSTRUMENT DRAFTED BY: John Horn, (608) 829-2525	
8446 Excelsior Drive, Suite 102, Madison, WI 53717	Notary Public, State of Wisconsin  My Commission (is permanent) (expires:

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. FORM NO. 1-2003

WARRANTY DEED \* Type name below signatures. © 2003 STATE BAR OF WISCONSIN

# **EXHIBIT A**

# Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

TAX ROLL PARCEL NUMBERS: 046/0611-033-8000-0, 046/0611-033-8500-5, 046/0611-033-9000-8, 046/0611-033-9500-3, and 046/0611-034-9076-7



Current

**≺** Parcel Parents

# **Summary Report**

Parcel Detail		Less —
Municipality Name	TOWN OF PLEA	SANT SPRINGS
State Municipality Code	046	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR11E	03	SW of the SW
Plat Name	METES AND BO	DUNDS
Block/Building		
Lot/Unit		
Parcel Description	NLY OF HWY This property	description is for tax purposes. It may be abbreviated. For the description please refer to the deed.
Current Owner	KREUGER QUARRY LLC	
Current Co-Owners	DALE KREUGER MICHAEL KREUGER JULIE SKJOLAAS KREUGER LIVING TR, MARLENE J	
Primary Address	2324 RINDEN F	RD
Billing Address	2298 RINDEN F	

Assessment Summary	More +
Assessment Year	2020
Valuation Classification	G4 G5 G7
Assessment Acres	10.400
Land Value	\$66,900.00
Improved Value	\$16,100.00
Total Value	\$83,000.00

# **Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

# **Zoning**

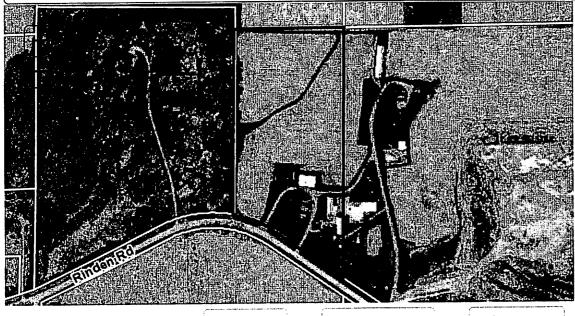
FP-35

**Zoning District Fact Sheets** 

# **District Information**

Туре	State Code	Description	
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST	
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE	
OTHER DISTRICT	23CG	COTTAGE GROVE EMS	
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE	

# **Parcel Maps**



DCiMap

**Google Map** 

**Bing Map** 

# **Tax Information**

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

« <Newer Older> »

Tax Year 2019			
Assessed Land Value	Assessed Improvement Value	Total Assessed Value	
\$66,900.00	\$16,100.00	\$83,000.00	
Taxes:		\$1,224.18	
Lottery Credit(-):		\$0.00	
First Dollar Credit(-):		\$76.85	
Specials(+):		\$148.44	
Amount:	\$1,295.7		
2019 Tax Info Details		Tax Payment History	

# **Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/24/2018	5411641		
WD	03/05/2018	5393157		
AFF	03/02/2018	5392959		
TOD	09/05/2017	5355042		
TRD	09/05/2017	5355041		
PRD	06/26/2017	5336203		
QCD	05/09/2016	5233025		
AFF	07/09/2001	3344265		
QCD	05/08/2001	3317258		
ED	03/05/1954	869023	D607	291

Show Less ^

# **DocLink**

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0611-033-9000-8. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



# 869023

# To All To Whom These Presents Shall Come:

I, Edward Hennes of the City of Stoughton
in the County ofof the Estate of
Wisconsin, send Greeting:  WHEREAS, by an order made by the County Court of Dane County, on the
in my capacity of <u>Executor</u> of said estate, was authorized and empowered to sell at public
(or) private sale the real estate of said Frank L. Patterson deceased, hereinafter described;
WHEREAS, in my capacity aforesaid, I have given bond as required by the order of the Court (or) no further or additional bond is required pursuant to the order of the Court;
WHEREAS, in my capacity aforesaid, I have entered into a contract for the sale of said real estate with
Harold A. Krouger , subject to approval of the Court;
WHEREAS, in my capacity aforesaid, I have made report of my proceedings, upon said order, to said County Court of said County and the Court having concluded that the said contract is for the best interests of
the estate, and having on the 24th day of November , 19.53, made an order confirming said contract and directing a deed of said real estate to be executed and delivered to the said
Harold A. Kreuger , upon performance of all the
conditions of said contract byh1m.to be performed;
AND, WHEREAS, all the conditions of said contract have been fully performed and the purchase money has been fully paid according to the terms thereof;
AND, WHEREAS, it appeared to the Court that such public sale was legally made and fairly conducted and that the sum bid thereon was not disproportionate to the value of the property, or, that a greater sum cannot be obtained, and the Court has directed a conveyance to be executed;
NOW, THEREFORE, KNOW YE, That I, the said. <u>Edward Mennes</u>
in my capacity of Executor aforesaid, by virtue of the power and authority in me vested
as aforesaid, and in consideration of the sum of Eighteen Thousand Five Hundred (\$18,500)
Dollars to me in hand paid by the said Harold A. Kreuger the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said
Harold A. Kreuger his heirs and assigns, all
of the following described real estate in the County of
The Northeast quarter of the Southwest quarter of Section Three,
Town Six North, Range 11 East, Township of Pleasant Springs,
County of Dane, State of Wisconsin. Part of the West half of
the Southwest quarter of Section 3, Town 6 North, Range 11
East, Township of Pleasant Springs, County of Dane, State of
Wisconsin, described as follows: Commencing at the Northwest
corner of said Southwest quarter; thence East along the North

No. SEP-EXECUTOR'S OR ADMINISTRATOR'S DEED. Chapter 316.

This Deed, made between Harold A. Krauger a/k/a	3317258
Harold Krauger and Selma Krauger, husband and wife,	- 05-08-2001 8:19 AM
as their interest may appear, Grant	<b>  </b>
and Richard D. Krauger and Marlene Krauger, husband	
and wife as survivorship marital property as to an	Kac. Las 15-00
undivided one-half (1/2) interest and Ronald W.	Pages 2
Kreuger as to an undivided one-half (1/2)** Grant	ee.
Grantor quit claims to Grantee the following described real estate	
Dane County, State of Wisconsin: (if more spi	
	000455
is needed, please attach addendum):	000155
**interest; both undivided one-half (1/2) interest	
as tenants in common	Barratton Anna
as tenants in Common	Recording Area
	Name and Return Address
SEE ATTACHED LEGAL DESCRIPTION	Hebl, Hebl & Kuehn
	1150 West Main Street
	P.O. Box 46
	Sun Prairie, WI 53590
	Sui Flaille, wi 55555
	See Attached Parcel
Together with all appurtenant rights, title and interests.	Numbers Parcel Identification Number (PIN)
	This homestead property.
Dated this 2nd day of May , 2001 .	(is) (is not)
Dated this day of, 2001 .	1 1111
1	1.124 CAA / seuger
***	arold A. Kreuger
·	TOIG A. RIVIGES
<i>3.</i>	Emar Kaereger
	elma Kreuger
·	
AUTHENTICATION	ACKNOWLEDGMENT
	ATE OF WISCONSIN )
Signature(8)	) 35.
	Dane County. )
authenticated this day of,	Personally came before me this day of
addictionated this tay or	, 2001_ the above named
На	rold A. Kreuger a/k/a
	rold Kreuger and Selma
	euger
	ne known to be the person who executed
AL-	foregoing instrument and acknowledged the same.
	Angeline monument and overload and senior
authorized by § 706.06, Wis. Stats.)	CAMI CONTRIS
(	
THIS INSTRUMENT WAS DRAFTED BY	
	homas Ice Hebl
Attorney Thomas Lee Hebl No	tary Public, State of Wisconsin
P.O. Box 46, Sun Prairie, WI 53590 My	Commission is permanent. (If not, state expiration date:
(Signatures may be authenticated or acknowledged. Both are	,, )
not necessary.)	
100 1100000	
*Names of persons signing in any capacity must be typed or printed below their signature.	<u></u>
STATE BAR OF WISCON	NIEN
FORM No. 3-1999	ì
Hebl, Hebl & Kuchn PO Box 46, 1150 West Main Sun Prairie WI 53590 Phone: 6088374325 Fax: 6088252889 Bonnie	T4074640.ZFX
The same same same same same same same sam	Clinton Township Michigan (ERIS (ERIS) 3RQ-RERIS

DANE COUNTY REGISTER OF DEEDS

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

MA 3027219	AFFIDAVIT OF CORRECTION
STATE OF WISCO	}ss
AFFIANT, The affirms that a certain	HOMAS LEE HEBL, hereby swears or a document which was titled as follows:

AFFIDAVIT CORRECTION

Quit Claim Deed, recorded on 8th day of May, 2001 as Document No. 3317258 and was recorded in Dane County,

DANE COUNTY REGISTER OF DEEDS

# 3344265

07-09-2001 4:24 PM

Trans. Fee

Rec. Fee Pages

001758

Return To:

Hebl, Hebl & Kuehn 1150 West Main Street P.O. Box 46 Sun Prairie, WI 53590

Parcel B of legal description failed to except Certified

State of Wisconsin, contained the following error:

Survey Map No. 9087.

Parcel Nos.: See Attached

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows:

See Attached legal description

Is not attached to this Affidavit (if a copy A copy of the original document (in part or whole) X is of the original document is not attached, please attach legal description and names, of grantors and grantees).

AFFIANT is the:

X Drafter of the document being corrected.

Owner of the property described in the document being corrected.

Other - explain:

# ACKNOWLEDGEMENT

STATE OF WISCONSIN

**COUNTY OF DANE** 

SS.

Personally came before me this 28th day of June, 2001, the above-named Thomas Lee Hebl to me known to be the person who executed the foregoing instrument and acknowledged the same.

Bonnie . Fitzgerald

Notary Public, State of Wisconsin My Commission expires August 15, 2004.

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

QUIT CLAIM DEED

This Deed, made between Harold A. Krouger a/k/a	3317258
Harold Kreuger and Selma Kreuger, husband and wife,	05-08-2001 8:19 RM
as their interest may appear.  Grantor,	Trans. Fee
and Richard D. Kreuger and Marlene Kreuger, husband	EXEMPT #8
and wife as survivorship marital property as to an	Rec. Fee 12.00 Pages 2
undivided one-half (1/2) interest and Ronald W.  Kreuger as to an undivided one-half (1/2)** Grance.	0.04 8 0.0
Granter quit claims to Grantee the following described real estate in	001700
County, State of Wisconsin: (if more space	: <b>[</b>
is needed, please attach addendum):	000155
**interest; both undivided one-half (1/2) interest	
as tenants in common	Recording Area
THE PROPERTY OF THE PROPERTY O	Name and Return Address
SEE ATTACHED LEGAL DESCRIPTION	Hebl, Hebl & Kuehn
	1150 West Main Street
	P.O. Box 46 Sun Prairie, WI 53590
	Sun Platite, at 55555
	See Attached Parcel
Together with all appurtenant rights, title and interests.	Numbers
	Parcel Identification Number (PIN) This homestead property.
	This <u>is</u> homestead property.
Dated this 2nd day of May . 2001	(13) (13 100)
<i>i/</i>	12. I da Kreuner
* Hex	old A. Kreuger
9.	
	ma Kareger
• <u>8e1</u>	ma Kreuger
AUTHENTICATION	ACKNOWLEDGMENT
•	E OF WISCONSIN )
Signature(s)	Dane County. )
authenticated this day of,	Personally came before me this day of
	, 2001 the above named
	ld A. Krauger a/k/a
. 🛓	oder Solma
	known to be the persons who executed
(If not, the fo	regoing instrument and scknowledged the same.
authorized by § 706.06, Wis. Stats.)	Person la HEBL
	- July 115 -
THIS INSTRUMENT WAS DRAFTED BY	mas Iso Wahl
l	ry Public, State of Wisconsin
Attorney Thomas Lee Hebl Nota P.O. Box 46, Sun Prairie, WI 53590 My C	Commission is permanent. (If not, state expiration date:
(Signatures may be authenticated or acknowledged. Both are	,,
not necessary.)	Į
*Names of persons signing in any capacity must be typod or printed below their signature.	•••
STATE BAR OF WISCONS	IA .
Hebl, Hebl & Kuehn PO Box 46, 1150 West Main Sun Prairie WI 53590 Phone: 6088374325 Pax: 6088252889 Bonnie	T4074640.2F)

T4074640.ZFX

DANE COUNTY REGISTER OF DEEDS

# LEGAL DESCRIPTION

# Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58\*15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

1

<u>u</u>
ඹි
<u>(</u>
<u>@</u>
<u>OL</u>
₩
<u></u>
➣
3
<b>Q</b>
0.0
W)
Ž
m
$\supseteq$
02
B n D
ଭ
Z
<u>uu</u>
$\cong$
网
5
) not for sublicense, relicense or any other transfer
<u>02</u>
9
0
Ž
z
<b>Q</b> (
<u>u</u>
Ш
FERRE
ين يا
W A
w 72

State Bar of Wisconsin Form 3 - 2003

- Document Number	QUIT CLAIM DEED Document Name			
THIS DEED, made between Richard D. Kreuger and Marlene Kreuger, husband and wife				
	("Grantor," whether one or more), or and Marlene J. Kreuger			
	st Dated April 28 2016 **			
Grantor, quit claims to Grantee 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, plea ** Interest - an und	se attach addendum):			

See attached legal description

899	23	5	7
Tx:8	37596	17	

# KRISTI CHLEBOWSKI **DANE COUNTY REGISTER OF DEEDS**

# **DOCUMENT #** 5233025

05/09/2016 3:50 PM Trans. Fee: Exempt #: 16 Rec. Fee: 30.00 Pages: 2

Recording Area	_
Name and Return Address	_
Attorney Thomas Lee Hebl	
Hebl, Hebl & Ripp, LLP	
1150 West Main Street	
P. O. Box 46	
Sun Prairie, WI 53590	

See attached parcel numbers Parcel Identification Number (PIN) is homestead property. This (is) (<del>is not)</del>

Dated April 28, 2016  Richard D. Kreuger  *Richard D. Kreuger	(SEAL) <u>Marlens J. Knougen</u>	_ (SEAL) 
	(SEAL)	_ (SEAL)
•	*	_ ` ´
AUTHENTICATION	ACKNOWLEDGMENT	
Signature(s)	STATE OF WISCONSIN ) ss.	
authenticated on	Personally came before me on the above-named Richard D. Kreuger	and
*	Marlepe Kreuger	
TITLE: MEMBER STATE BAR OF WISCONSIN (If not,	to me known to be the person(s) who ex- foregoing instrument and acknowledged the same.	cuted the
authorized by Wis. Stat. § 706.06)	- / / / / / / / / / / / / / / / / / / /	
THIS INSTRUMENT DRAFTED BY:	Thomas Lee Hebl	
Attorney Thomas Lee Hebl	Notary Public, State of Wisconsin	
P.O. Box 46, Sun Prairie, WI 53590	My Commission (is permanent) (expires:	)
NOTE: THIS IS A STANDARD FORM. ANY	thenticated or acknowledged. Both are not necessary.) MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. TATE BAR OF WISCONSIN FORM	1 No. 3-2003

\*Type name below signatures.

1

**QUIT CLAIM DEED** 

Hebi Hebi & Ripp LLP 1150 W Main St, PO Box 46 Sun Prairie, WI 53590
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Krueger, Richa

# LEGAL DESCRIPTION FOR QUIT CLAIM DEED FROM RICHARD D. KREUGER & MARLENE KREUGER TO

RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED Beil 28, 2016

# Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9500-8 046-0611-034-9076-7

# State Bar of Wisconsin Form 5-2003

Document Number	PERSONAL REPRESENTATIVE'S DEED  Document Name	KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS
THIS DEED, made between	Dale Olson	DOCUMENT # 5336203
as Personal Representative of	f the estate of Ronald Kreuger ("Decedent")	06/26/2017 1:42 PM Trans. Fee:
("Grantor," whether one or m and Julie Skjolaas	ore), and Dale Kreuger, Michael Kreuger, Susan Bush,	Exempt #: 11 Rec. Fee: 30.00 Pages: 2
	("Grantee," whether one or more).	Recording Area
together with the rents,  Dane C  needed, please attach addend  To each Grantee as tenants in  Ronald Kreuger's one/half (1)	common an undivided one/fourth (1/4) of the Estate of /2) of the real estate described on the attached Exhibit	Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531
A; excepting therefrom the E	state of Ronald Kreuger's interest in the residence I Kreuger and located at 2324 Rinden Drive in Cottage	( 22 a 1) a stand ( 24 a 12 i 1 A
Grove, Wisconsin.	refuger and located at 252 remain 5 o 5 5	Parcel Identification Number (PIN)
		This is not homestead property.
Personal Representative by immediately prior to Decede since acquired.	this Deed does convey to Grantee all of the estate and intendent's death, and all of the estate and interest in the	(is) (is not) erest in the Property which Decedent had
immediately prior to Decede since acquired.  Dated June 22, 2017  PERSONAL REPRESENTATION AND ADDRESS OF THE PRIOR OF THE	ATIVE:  (SEAL)	(is) (is not) erest in the Property which Decedent had
immediately prior to Decedesince acquired.  Dated June 22, 2017  PERSONAL REPRESENTA  * Dale Olson  AUTHEN  Signature(s)	ATIVE:  (SEAL)  STATE OF WISCONS	erest in the Property which Decedent had high the Personal Representative has  (SEAL)  KNOWLEDGMENT
immediately prior to Decedesince acquired.  Dated June 22, 2017  PERSONAL REPRESENTA  * Dale Olson  AUTHEN  Signature(s)	ATIVE:  (SEAL)	erest in the Property which Decedent had high the Personal Representative has  (SEAL)
immediately prior to Decedesince acquired.  Dated June 22, 2017  PERSONAL REPRESENTATION AUTHENT Signature(s)  authenticated on  * TITLE: MEMBER STAT	ATIVE:  (SEAL)  STATE OF WISCONS  Dane  Personally came before	erest in the Property which Decedent had hich the Personal Representative has  (SEAL)  KNOWLEDGMENT  IN ) ss.  COUNTY  me on June 22, 2017
immediately prior to Decedesince acquired.  Dated June 22, 2017  PERSONAL REPRESENTA  * Dale Olson  AUTHEN  Signature(s)  authenticated on  *	TICATION  STATE OF WISCONS  Dane  Personally came before the above-named Dale	(SEAL)
immediately prior to Decedesince acquired.  Dated June 22, 2017  PERSONAL REPRESENTATION AUTHENT Signature(s)  authenticated on  * TITLE: MEMBER STATION, and the state of the sta	TICATION  STATE OF WISCONS  Dane  Personally came before the above-named Dale  Stat. § 706.06)  FTED BY:	erest in the Property which Decedent had hich the Personal Representative has  (SEAL)  (SEAL)  (SEAL)  me on June 22, 2017 Olson  ne person(s) who executed the foregoing fiedged the same.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

PERSONAL REPRESENTATIVE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 5-2003

\* Type name below signatures.



# Exhibit A

# LEGAL DESCRIPTION

# Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

# PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

Type name below signatures.

Hebi Hebi & Ripp LLP 1150 W Main St, PO Box 46 Sun Prairie, WI 53590 Thomas Hebi

# State Bar of Wisconsin Form 7 - 2003 TRUSTER'S DEED Document Number Document Name THIS DEED, made between Marlene J. Kreuger as Trustee of Richard D. Kreuger and Marlene J. Kreuger ("Grantor," whether one or more). Revocable Living Trust\* and Marlene J. Kreuger ("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 County, State of Wisconsin Dane ("Property") (if more space is needed, please attach addendum): \*dated April 28, 2016. Interest - An undivided one-half (1/2) interest in the attached legal description

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5355041

09/05/2017 3:26 PM Trans. Fee: Exempt #: 9 Rec. Fee: 30.00 Pages: 2

Recording Area

Name and Return Address
Attorney Thomas Lee Hebl
Hebl, Hebl & Ripp, LLP
1150 West Main Street
P.O. Box 46
Sun Prairie, WI 53590

See attached parcel numbers

Parcel Identification Number (PIN)

Fax: 608-834-4325

Krouger

Dated September 1,2017		
Marlene J. Kreuger	(SEAL)	_(SEAL)
	(SBAL)	_ _(SEAL)
AUTHENTICATION	ACKNOWLEDGMENT	-
Signature(s)	) SS.	
authenticated on	Personally came before me on 7-1-17 the above-named Marlene J. Kreuger	
*		,
TITLE: MEMBER STATE BAR OF WISCONSIN	foregoing instrument and acknowledged the same.	cuted the
authorized by Wis. Stat. § 706.06)	Im Col Des-	
THIS INSTRUMENT DRAFTED BY:	Thomas Lee Hebl	
Attorney Thomas Lee Hebl	Notary Public, State of Wisconsin	
P.O. Box 46, Sun Prairie, WI 53590	My Commission (is permanent) (expires:	)
(Signatures may be a NOTE: THIS IS A STANDARD FORM, AN TRUSTEE'S DEED	nuthenticated or acknowledged. Both are not necessary.) Y MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. STATE BAR OF WISCONSIN FORM	I No. 7-2003

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Frazer, Michigan 48026 www.zipLogix.com

# LEGAL DESCRIPTION FOR TRUSTEE'S DEED FROM RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED APRIL 28, 2016 TO MARLENE J. KREUGER

# Parcel A:

The Northeast ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ½, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

# TRANSFER ON DEATH DEED

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

**DOCUMENT #** 

**Document Number** 

**Document Name** 

			5355042
THIS DEED, made between	Mariene J. Kreuger, a single po	erson	09/05/2017 3:26 PM Trans. Fee: Exempt #: 10M Rec. Fee: 30.00
("Grantor," whether one or mo	re), and Dale R. Kreuger		Pages: 2
described real estate, togethe	Frantee (pursuant to Sec. 705.15 Wi or with the rents, profits, fixtures	and other appurtenant	Recording Area
interests, in Dane		Wisconsin ("Property")	Name and Return Address
(if more space is needed, pleas	se attach addendum); (1/2) interest in the attached legal descrip	ption	Hebl, Hebl & Ripp, LLP 1150 W. Main St. P.O. Box 46 Sun Prairie, WI 53590
THIS DIRECTIVE IS NOT A CON BUT WILL TRANSFER FULL OV	IVEYANCE: IT HAS NO IMMEDIATE VNERSHIP UPON THE DEATH OF GI	OWNERSHIP EFFECT, RANTOR.	See attached parcel numbers  Parcel Identification Number (PIN)
This directive is revocable and may	be changed by the Grantor at any time.		This is homestead property.
Grantee will take title to the proper the Grantor.	ty subject to all encumbrances and liens	of record on the death of	(is) (isonot)
This document is designating only a return and transfer return fee per se	transfer on death beneficiary and is exe ec. 705.15 and sec. 77.25 (10m), Wis. Stat	mpt from the transfer ts.	
In the event of the death of the gran pass to Susan R. Bush.	tee prior to the death of the grantor, said	d grantee's interest shall	
Dated September	<u>- 1, 2017</u> .		
* Mariene J. Kreuger	neugla (SEAI	L) <u>*</u>	(SEAL)
*	(SEAI	L)	(SEAL)
AUTHENTI Signature(s)	ICATION	AC STATE OF WISCON	KNOWLEDGMENT NSIN ) ss.
authenticated on		DANE	COUNTY)
		Personally came befor	eme on September 1, 2017,
*		the above-named Man	dene J. Kreuger
TITLE: MEMBER STATE P	BAR OF WISCONSIN		d
(If not,authorized by Wis. Sta	at. § 706.06)	instrument and aclarity	the person(s) who executed the foregoing vielded the same.
THIS INSTRUMENT DRAFT	ED BY:	12 Low As	LOTE HERE:
Attorney Thomas Lee Hebl		Notary Public, State of	
P.O. Box 46, Sun Prairie, WI	53590	My commission (is pe	<del></del>
TRANSFER ON DEATH DEED *Type name below signatures.	(Signatures may be authenticated or	• •	

# LEGAL DESCRIPTION FOR TRANSFER ON DEATH DEED FROM MARLENE J. KREUGER TO DALE R. KREUGER

# Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

**Document Number** 

Affidavit of Correction Title of Document

AFFIANT, Peter Remmel Andrews, hereby swears or affirms that a certain document which was titled as Personal Representative's Deed, and recorded in Dane County, State of Wisconsin, as Document No. 5336203 on June 26, 2017 (the "Deed") contained the following omission:

For purposes of clarification, the Estate of Ronald Kreuger's interest, as referenced in the Deed, is only an interest in personal property and not an interest in the real estate described on Exhibit A to the Deed. The Estate of Ronald Kreuger does not retain any interest in the real property described on that Exhibit A.

The basis for Affiant's personal knowledge of this matter is as the drafter of the conveyance that is the subject of the Correction Instrument. A copy of this conveyance is attached to this Correction Instrument. Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Affiant is the Attorney for the Estate of Ronald Kreuger.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

> **DOCUMENT #** 5392959

03/02/2018 03:33 PM Trans Fee: Exempt #: 3 Rec. Fee: 30.00

Pages: 3

Recording Area

Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531

See attached.

Parcel Identification Number (PIN)

Dated: March 1, 2018

Signed:

Peter Remmel Andrews

State of Wisconsin County of Dane

Subscribed and sworn to (or affirmed) before me this 1st day of March, 2018.

Jack Ebbott

Notary Public, State of Wisconsin My Commission is permanent

This instrument is drafted by Attorney Peter Remmel Andrews Aplin & Ringsmuth, LLC, State Bar No. 1090527



• •	State Bar of Wiscon	sin Form 5–2003	9 1 6 0 5 Tx:886286	3 2 9
	PERSONAL REPRESE		KRISTI CHLEB	_
Document Number	Documen	t Name	DANE COUR REGISTER OF	YTY
THIS DEED, made between	Dale Olson		DOCUMENT 533620	
os Borconal Penrecentative of	the estate of Ronald Kreuger		05/26/2017 1: Trans. Fee	42 PM
		("Decedent")	Exempt #: 1	11
("Grantor," whether one or mand Julie Skjolaas	ore), and Dale Kreuger, Michael	Kreuger, Susan Bush,	Rec. Fee: 30. Pages: 2	00
		," whether one or more).	Recording Area	
together with the rents, Dane Conceded, please attach addende		ppurtenant interests, in perty") (if more space is	Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P O. Box 348 Deerfield, WI 53531	<b>7-1</b> -1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Ronald Kreuger's one/half (1)	common an undivided one/four /2) of the real estate described or	n the attached Exhibit		
A; excepting therefrom the Es	state of Ronald Kreuger's intered Kreuger and located at 2324 Ri	st in the residence nden Drive in Cottage	bee attached exhib	<u>т v</u>
Grove, Wisconsin.		<b>.</b>	Parcel Identification Number	
			This is not homestead pro	operty.
	• •			
Personal Representative by t immediately prior to Decede since acquired.  Dated June 22, 2017  PERSONAL REPRESENTA	nt's death, and all of the estate TIVE:	and interest in the Property of the Property o	erest in the Property which Dec	edent had tative has
* Dale Olson	(SEAI	· Contraction	20	(SEAL)
AUTHENT		AC	KNOWLEDGMENT	_
Signature(s)		STATE OF WISCONSI	N )	
authenticated on		Dane	) ss. COUNTY )	
*		Personally came before	me on June 22, 2017	,
TITLE: MEMBER STATE	BAR OF WISCONSIN	the above-named Dale (	Olson	
authorized by Wis. S	tat. § 706.06)	to me known to be the instrument and acknowl	e person(s) who executed the edged the same.	foregoing
THIS INSTRUMENT DRAF	TED BY:	1 2121	<del>//</del>	
Aplin & Ringsmuth, LLC, At State Bar No. 1090527	ty. Peter R. Andrews	* Peter Remmel Notary Public, State of	Andrews	1
NOTE: THIS IS A PERSONAL REPRESENTATIVE * Type name below signatures	(Signatures may be authenticat STANDARD FORM. ANY MODIF E'S DEED © 2003 STA	My Commission (is peried or acknowledged. Both are r ICATIONS TO THIS FORM SI TE BAR OF WISCONSIN	not necessary.) HOULD BE CLEARLY IDENTIFIE	D. E

训

# Exhibit A

# LEGAL DESCRIPTION

# Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

# Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

# PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

	State Bar of Wisconsi WARRANT		KRISTI CHLEB
Document Number	Document N	lame	REGISTER OF
THIS DEED, made between	en Susan R. Bush		DOCUMENT
·			DOCUMENT 5393157
	("Grantor " v	hether one or more),	03/05/2018 12
and Kreuger Quarry, LLC			Trans Fee: 6
	/IIC II	di adhan ana an maina)	Exempt # Rec. Fee: 3
	("Grantee," v	hether one or more).	Pages:
described real estate, toget appurtenant interests, in		fixtures and other County, State of	
Wisconsin ("Property") (if m	nore space is needed, please a	ttach addendum):	
To Grantee, as a Te	enant in Common, and in the real estate	undivided described on	Recording Area
the attached Exhibi		described on	Name and Return Address
			Jenifer Kraemer
			vonBriesen & Roper, s.c.
	•		Ten East Doty St, Ste 900 Madison, WI 53703
			madison, wi 53703
			See attached Exhibit A
•		•	ogg account Danies 11
			Parcel Identification Number (PIN)
Grantor warrants that the titl	le to the Property is good, ind linances and agreements 6	efeasible in fee simplentered under them.	This <u>is not</u> homestead property.  (is) (is not)  e and free and clear of encumbrances except:
municipal and zoning ord utility and municipal servi of closing, and none othe Dated March 2, 2018	linances and agreements elices, recorded building and	entered under them.	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the years.
municipal and zoning ord utility and municipal servi of closing, and none othe	linances and agreements elices, recorded building and	entered under them. I use restrictions an(SEAL)*	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the younger of the distribution of the distribution of the distribution of the younger of the distribution of the younger of the younge
municipal and zoning ord utility and municipal servi of closing, and none othe Dated March 2, 2018	linances and agreements elices, recorded building and	entered under them, I use restrictions an	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the y
municipal and zoning ord utility and municipal servi of closing, and none othe  Dated March 2, 2018  * Susan R. Bush  *	linances and agreements elices, recorded building and	entered under them. I use restrictions an(SEAL)*	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the younger of the distribution of the distribution of the distribution of the younger of the distribution of the younger of the younge
municipal and zoning ord utility and municipal servi of closing, and none othe  Dated March 2, 2018  * Susan R. Bush  * AUTHI  Signature(s)	linances and agreements eices, recorded building and er.  ENTICATION	entered under them. I use restrictions an  (SEAL)  (SEAL)  (SEAL)	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of the year of year of the year of the year of the year of year
municipal and zoning ord utility and municipal servi of closing, and none othe  Dated March 2, 2018  * Susan R. Bush  * AUTHI  Signature(s)	linances and agreements eices, recorded building and er.	(SEAL)  (SEAL)  (SEAL)  STATE	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of the year o
municipal and zoning ord utility and municipal servi of closing, and none othe  Dated March 2, 2018  * Susan R. Bush  * AUTHI  Signature(s)	linances and agreements eices, recorded building and er.  ENTICATION	(SEAL)  (SEAL)  (SEAL)  STATE	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of the year of year of the year of the year of the year of year
municipal and zoning ord utility and municipal servi of closing, and none othe Dated March 2, 2018  * Susan R. Bush  * AUTHI Signature(s) authenticated on *	linances and agreements eices, recorded building and er.  ENTICATION	(SEAL)  (SEAL)  (SEAL)  *  STATE  Persona the above to me	This is not   homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of dovenants, general taxes levied in the y  NOTARY PUBLIC   RACHAEL R. SCHROEDER   STATE OF WISCONSIN    ACKNOWLEDGMENT  OF WISCONSIN   )   ss.   DANE   COUNTY    Illy came before me on   March 2, 2018   Bush    known to be the person(s) who execut
municipal and zoning ord utility and municipal servi of closing, and none othe Dated March 2, 2018  * Susan R. Bush  * AUTHI Signature(s) authenticated on  * TITLE: MEMBER STATE (If not,	linances and agreements et ices, recorded building and er.  ENTICATION  BAR OF WISCONSIN	(SEAL)  (SEAL)  (SEAL)  *  STATE  Persona the above to me	This is not homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of covenants, general taxes levied in the year of the distribution of the year of year of the year of year of the year of the year of y
municipal and zoning ord utility and municipal servi of closing, and none othe  Dated March 2, 2018  * Susan R. Bush  *  AUTHI  Signature(s)  authenticated on  TITLE: MEMBER STATE (If not, authorized by Wis. St	inances and agreements of ices, recorded building and er.  ENTICATION  BAR OF WISCONSIN  tat. § 706.06)	(SEAL)  (SEAL)  (SEAL)  *  STATE  Persona the above to me	This is not   homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of dovenants, general taxes levied in the y  NOTARY PUBLIC   RACHAEL R. SCHROEDER   STATE OF WISCONSIN    ACKNOWLEDGMENT  OF WISCONSIN   )   ss.   DANE   COUNTY    Illy came before me on   March 2, 2018   Bush    known to be the person(s) who execut
municipal and zoning ord utility and municipal servi of closing, and none othe Dated March 2, 2018  * Susan R. Bush  * AUTHI Signature(s) authenticated on  * TITLE: MEMBER STATE (If not,	inances and agreements of ices, recorded building and er.  ENTICATION  BAR OF WISCONSIN  tat. § 706.06)	(SEAL)  (SEAL)  (SEAL)  *  STATE  Persona the above to me	This is not   homestead property.  (is) (is not)  e and free and clear of encumbrances except: recorded easements for the distribution of dovenants, general taxes levied in the y  NOTARY PUBLIC   RACHAEL R. SCHROEDER   STATE OF WISCONSIN    ACKNOWLEDGMENT  OF WISCONSIN   )   ss.   DANE   COUNTY    Illy came before me on   March 2, 2018   Bush    known to be the person(s) who execut

\*Type name below signatures.

von Briesen & Roper, s.c., 10 E. Doty Street, Suite 900 Madison, Wt 53703
Produced with ZipForm® by zlpLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028
www.zlpLogix.com

Kreuger Quarry

### Exhibit "A "

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Tax Parcel Nos: 046/0611-033-9000-8

046/0611-033-8500-5 046/0611-033-8000-0 046/0611-033-9500-3 046/0611-034-9076-7

### State Bar of Wisconsin Form 1-2003 WARRANTY DEED

**Document Number** 

Document Name

THIS DEED, made between Marlene J. Kreuger, unmarried ("Grantor," whether one or more), and Marlene J. Kreuger, Trustee, or her successors in interest, of the Marlene J. Kreuger Living Trust, dated May 17, 2018, and any amendments thereto ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in <u>DANE</u> County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Granter's 50% share of property described in attached Exhibit A.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5411641 05/24/2018 01:59 PM Trans Fee:

Exempt #: 16
Rec. Fee: 30.00

Pages: 2

& Johnsen S John Horn Excelsior Dr	C ive, Suite 102	
Listing on E	xhibit A	
Parcel Iden	tification Number (PIN)	
is (is) (is not)	homestead property.	
֡	& Johnsen S John Horn Excelsior Dr on, WI 5371  Listing on Experience Identifies	Excelsior Drive, Suite 102 on, WI 53717  Listing on Exhibit A  Parcel Identification Number (PIN)  is homestead property.

This conveyance is exempt from transfer tax pursuant to Section 77.25(16), Wis. Stats.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: all municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, all other recorded easements and restrictions, general taxes levied in 2018 and special assessment, if any.

Dated May 17, 2018

Martine O. Kreuger (SE.	AL) * (SEAL)
(SE	AL) (SEAL)
AUTHENTICATION Signature(s) of Marlene J. Kreuger	ACKNOWLEDGMENT  — STATE OF WISCONSIN )
authenticated on May 17, 2018	
*John Horn THILE: MEMBER STATE BAR OF WISCONSIN	Personally came before me on, the above-named,
(If not, authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
THIS INSTRUMENT DRAFTED BY: John Horn, (608) 829-2525	*
8446 Excelsior Drive, Suite 102, Madison, WI 53717	Notary Public, State of Wisconsin  My Commission (is permanent) (expires:

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FOR

\* Type name below signatures.

FORM NO. 1-2003

### **EXHIBIT A**

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

TAX ROLL PARCEL NUMBERS: 046/0611-033-8000-0, 046/0611-033-8500-5, 046/0611-033-9000-8, 046/0611-033-9500-3, and 046/0611-034-9076-7



# Current

### **≺** Parcel Parents

# **Summary Report**

Parcel Detail		Less —
Municipality Name	TOWN OF PLEA	SANT SPRINGS
State Municipality Code	046	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR11E	03	NE of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 3-6-11 FR NE1/4 SW1/4  This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KREUGER QUA	RRY LLC
Current Co-Owners	DALE KREUGER MICHAEL KREUGER JULIE SKJOLAAS KREUGER LIVING TR, MARLENE J	
Primary Address	No parcel add	ress available.
Billing Address	2298 RINDEN F	

Assessment Summary	
Assessment Year	2020
Valuation Classification	G4
Assessment Acres	41.300
Land Value	\$13,200.00
Improved Value	\$0.00
Total Value	\$13,200.00

**Show Valuation Breakout** 

Show Assessment Contact Information 🗸

# **Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

# **Zoning**

FP-35

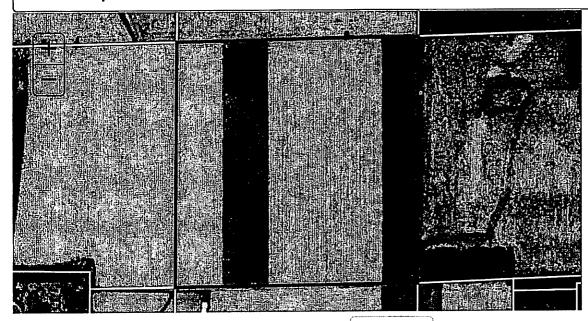
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

**Zoning District Fact Sheets** 

### **District Information**

Туре	State Code	Description	
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST	
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE	
OTHER DISTRICT	23CG	COTTAGE GROVE EMS	
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE	

# **Parcel Maps**



**DCiMap** 

# **Tax Information**

E-Statement E-Bill E-Receipt Pay Taxes Online

« < Newer Older> »

Tax Year 2019			
Assessed Land Value	Assessed Improvement Value	Total Assessed Value	
\$12,700.00	\$0.00	\$12,700.00	
Taxes:		\$187.31	
Lottery Credit(-):		\$0.00	
First Dollar Credit(-):		\$0.00	
Specials(+):		\$0.00	
Amount:		\$187.31	
2019 Tax Info Details Tax Payment His		Tax Payment History	

### **Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/24/2018	5411641		
WD	03/05/2018	5393157		
AFF	03/02/2018	5392959		
TOD	09/05/2017	5355042		
TRD	09/05/2017	5355041		
PRD	06/26/2017	5336203		
QCD	05/09/2016	5233025		
AFF	07/09/2001	3344265		
QCD	05/08/2001	3317258		
ED	03/05/1954	869023	D607	291

Show Less ^

### DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0611-033-8000-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



### 869023

# To All To Whom These Presents Shall Come:

I, Edward Hennes of the City of Stoughton
in the County of Of the Estate of Wisconsin, Executor of the Estate of
Wisconsin, send Greeting: , WHEREAS, by an order made by the County Court of Dane County, on the
24th day of November , 19.52., I, the said Edward Mennes
in my capacity of Executor of said estate, was authorized and empowered to sell at public
(or) private sale the real estate of said Frank L. Patterson deceased, hereinafter described;
WHEREAS, in my capacity aforesaid, I have given bond as required by the order of the Court (or) no further or additional bond is required pursuant to the order of the Court;
WHEREAS, in my capacity aforesaid, I have entered into a contract for the sale of said real estate with
Harold A. Krouger , subject to approval of the Court;
WHEREAS, in my capacity aforesaid, I have made report of my proceedings, upon said order, to said County Court of said County and the Court having concluded that the said contract is for the best interests of
the estate, and having on the 24th day of November , 19.53, made an order confirming said contract and directing a deed of said real estate to be executed and delivered to the said
Harold A. Kreuger , upon performance of all the
conditions of said contract byh1m.to be performed;
AND, WHEREAS, all the conditions of said contract have been fully performed and the purchase money has been fully paid according to the terms thereof;
AND, WHEREAS, it appeared to the Court that such public sale was legally made and fairly conducted and that the sum bid thereon was not disproportionate to the value of the property, or, that a greater sum cannot be obtained, and the Court has directed a conveyance to be executed;
NOW, THEREFORE, KNOW YE, That I, the said. Edward Mennes
in my capacity of Executor aforesaid, by virtue of the power and authority in mc vested
as aforesaid, and in consideration of the sum of Eighteen Thousand Five Hundred (\$18,500)
Dollars to me in hand paid by the said Herold A. Kreuger the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said
Harold A. Kreuger his heirs and assigns, all
of the following described real estate in the County of
The Northeast quarter of the Southwest quarter of Section Three,
Town Six North, Range 11 East, Township of Pleasant Springs,
County of Dane, State of Wisconsin. Part of the West half of
the Southwest quarter of Section 3, Town 6 North, Range 11
East, Township of Pleasant Springs, County of Dane, State of
Wisconsin, described as follows: Commencing at the Northwest
corner of said Southwest quarter; thence East along the North

	STATE BAR OF WISCONSIN FORM 3 - 1999	DANE COUNTY
Document Number	QUIT CLAIM DEED	REGISTER OF DEEDS
This Deed, made between <u>Harold A. Kreuger a/k/a</u> Harold Kreuger and Selma Kreuger, husband and wife.		3317258
as their interest may appear.		05-08-2001 8:19 AM
	Grantor,	Trans. Fee
and Richard D. Krauger and	Marlene Krauger, husband	EXEMPT WA Rec. Fee 12.00
and wife as survivorship undivided one-half (1/2)	marital property as to an	Pages 2
Krauger as to an undivide	d one-half (1/2) ** Grantee.	
Grantor quit claims to Granto	e the following described real estate in	
Co	ounty, State of Wisconsin: (if more space	
is needed, please attach addendum):		000155
	d one-half (1/2) interest	
as tenants in common	d Sms-Hall (1/2) Incards	Passading Assa
as tenants in common		Recording Area
SEE ATTACHED LEGAL DE	SCRIPTION	Name and Return Address  Hebl, Hebl & Kuehn
		1150 West Main Street
		P.O. Box 46
		Sun Prairie, WI 53590
Together with all appurtenant rights,	title and interests	See Attached Parcel Numbers
l ogether with all appurenant rights,	title and interests.	Parcel Identification Number (PIN)
		Thisis homestead property.
Dated this 2nd day of 1	day	(is) (is not)
Dated unis 55, 5		1118
		201AA/(suga
•	* Haro	ld A. Kreuger
	Žež,	na Kaewaw
•	Selm	a Kreuger
AUTHENTICA	TION	ACKNOWLEDGMENT
	STATE	OF WISCONSIN )
Signature(s)		) ss.
		Dane County. )
authenticated this day of _	, re	2001 the above named
	Harol	d A. Kreuger a/k/a
	Harol	d Kreuger and Selma
*		92
TITLE: MEMBER STATE BAR O	F WISCONSIN to me k	nown to be the person who executed
(If not,		going instrument and acknowledged the same.
authorized by § 706.06, Wis.	Stats.)	11A5/01/45
THIS INSTRUMENT WAS	DRAFTED BY	
••••	* Thon	nas Lee Hebl
Attorney Thomas Lee Hebl		Public, State of Wisconsin
P.O. Box 46. Sun Prairie		mmission is permanent. (If not, state expiration date:
(Signatures may be authenticated of	or acknowledged. Both are	,,
not necessary.)		
*Names of persons signing in any capacity ma	est he syned or printed below their signature.	
·	STATE BAR OF WISCONSIN FORM No. 3-1999	
QUIT CLAIM DEED   Hebl, Hebl & Kuchn PO Box 46, 1150 West M   Phone: 6088374325 Fax: 608825	lain Sun Prairie WI 53590	T4074640.ZFX

1/2

Produced with ZipForm ™ by RE FormsNet, LLC 18025 Fitteen Mile Road, Clinton Township, Michigan 48035, (6

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58\*15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

### Parcel B

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3

046-0611-034-9076-7

STATE OF WISCONSIN

COUNTY OF DANE

DANE COUNTY REGISTER OF DEEDS

### 3344265

07-09-2001 4:24 PM

Trans. Fee

Rec. Fee Pages

001758

AFFIANT, THOMAS LEE HEBL, hereby swears or affirms that a certain document which was titled as follows:

SS

Quit Claim Deed, recorded on 8th day of May, 2001 as Document No. 3317258 and was recorded in Dane County, State of Wisconsin, contained the following error:

Parcel B of legal description failed to except Certified Survey Map No. 9087.

Return To:

Hebl, Hebl & Kuehn 1150 West Main Street P.O. Box 46 Sun Prairie, WI 53590

Parcel Nos.: See Attached

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows:

See Attached legal description

A copy of the original document (in part or whole) \_\_X\_is\_ As not attached to this Affidavit (if a copy of the original document is not attached, please attach legal description and names, of grantors and grantees).

gras Lee Hebl. Affiant

AFFIANT is the:

X Drafter of the document being corrected.

Owner of the property described in the document being corrected.

Other - explain:

### **ACKNOWLEDGEMENT**

STATE OF WISCONSIN

**COUNTY OF DANE** 

Personally came before me this 28th day of June, 2001, the above-named Thomas Lee Hebl to me known to be the person who executed the foregoing instrument and acknowledged the same.

> Bonnie J. Fitzgerald Notary Public, State of Wisconsin My Commission expires August 15, 2004.

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

QUIT CLAIM DEED

	<b>4</b>
This Deed, made between Harold A. Kreuger a/k/a	3317258
Harold Kreuger and Selma Kreuger, husband and wife,	0027240
Harold Krauger and Selma Krauger, Hussalia and Harel	05-08-2001 8:19 AM
as their interest may appear.	
Grantor,	
and Richard D. Krouger and Marlene Krouger, husband	EXEMPT #8
and wife as survivorship marital property as to an	Rec. Fee 12.00
and wild as survivorship markets properly to	Pages 2
undivided one-half (1/2) interest and Ronald W.	
Kreuger as to an undivided one-half (1/2)** Grantee	001760
Grantor quit claims to Grantee the following described real estate in	
Dane County, State of Wisconsin: (if more space	
is needed, please attach addendum):	000155
is needed, prease attach addonadiny.	00700
1-16 (1/0) Imborach	
**interest; both undivided one-half (1/2) interest	
as tenants in common	Recording Area
	Name and Return Address
SEE ATTACHED LEGAL DESCRIPTION	11 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
200 WIIVOIMO TRANS DEPARTMENT	Hebl, Hebl & Kuehn
	1150 West Main Street
	P.O. Box 46
	Sun Prairie, WI 53590
	July 3 day 1
	See Attached Parcel
Together with all appurtenant rights, title and interests.	Numbers
•	Parcel Identification Number (PIN)
	This <u>1s</u> homestead property.
	(is) (is not)
Dated this 2nd day of May . 2001	(12) (12.12)
$\mathcal{H}_{\mathcal{A}}$	and de l'alliger
* Har	old A. Kreuger
9.4	ma Kaewaur
	····
	ma Rreuger
AUTHENTICATION	ACKNOWLEDGMENT
AUTHENTICATION	E OF WISCONSIN )
<del></del>	) ss.
Signature(s)	,
	Dane County. ) Personally came before me this day of
authenticated this day of,	Personally came before me this day of
	, 2001 the above named
Harq	ld A. Kreuger a/k/a
Hero	ld Kreuger and Selma
* Kreu	qer
<u></u>	known to be the person s who executed
TITLE: MEMBER STATE BAR OF WISCONSIN to me	regoing instrument and acknowledged the same.
(If not, the to	regoing instrument and acknowledged the same.
authorized by § 706.06, Wis. Stats.)	1225 / 172/S
/	Perio / July Jos
THIS INSTRUMENT WAS DRAFTED BY	
	omas Lee Hebl
Notes	y Public, State of Wisconsin
8 ACCOLING ANGUIST AND DESCRIPTION OF THE PERSON OF THE PE	commission is permanent. (If not, state expiration date:
(Signatures may be authenticated or acknowledged. Both are	· · · · · · · · · · · · · · · · · · ·
not necessary.)	
101 110003344.7.7	
*Names of persons signing in any capacity must be typed or printed below their signature.	IN .
STATE BAR OF WISCONS FORM No. 3-1999	m.
Hebl, Hebl & Kuchn PO Box 46, 1150 West Main Sun Prairie W1 53590	T4074440 W
Phone: 6088374325 Fax: 6088252889 Bonnie Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, City	T4074640.ZF

T4074640.2FX

DANE COUNTY REGISTER OF DEEDS

### LEGAL DESCRIPTION

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

02	
NSFE	
	. Document h
<u>M</u>	THIS DEED, Kreuger, hu
OTH	and Richard :
A.N.	
<b>&amp;</b>	Grantor, quit cla
	(if more space is
e s	** Interest
	See attache
ñ. R	
ens	
	Dated A
	Bicha
	*Richard D.
LC /	•
	Signature(s)
	authenticated on
<u>u</u> 64 64	TITLE: MEMB
	(If not,authorized
<u>@</u>	THIS INSTRUMI

•			
ı	State Bar of Wisconsin Form 3 -	2003	
	QUIT CLAIM DEED		8 9 9 2 3 5 7 Tx:8759617
Document Number	Document Name	<del></del>	KRISTI CHLEBOWSKI
THIS DEED, made between Kreuger, husband and	Richard D. Kreuger and M	arlene	DANE COUNTY
Meddel, Husband and	("Grantor," whether one	or more),	REGISTER OF DEEDS
	r and Marlene J. Kreuger	**	DOCUMENT #
Revocable Living Tru	st Dated April 28 2016 ("Grantee," whether one		•H
			05/09/2016 3:50 PM
	tee the following described real estate ixtures and other appurtenant int		
Dane	County, State of Wisconsin ("	Property")	Rec. Fee: 30.00
(if more space is needed, please	se attach addendum):		Pages: 2
** Interest - an und	divided one-half (1/2) into	erest	
			Recording Area
See attached legal d	escription		Name and Return Address
bee accaemed regar a	556L2P 626.1		Attorney Thomas Lee Hebl Hebl, Hebl & Ripp, LLP
			1150 West Main Street
			P. O. Box 46 Sun Prairie, WI 53590
			Date Library (12 00000
			See attached parcel numbers
			Parcel Identification Number (PIN)
			This <u>is</u> homestead property.  (is) (is not)
n			
Dated April	28, 2016 Kreuzy (SEA		
R. Sant D	V	٠. ١٠	Darling a. Krouge (SEAL)
*Richard D. Kreuger	SEA (SEA	(L)// * Mar	lene Kreuger (SEAL)
Michaela D. Medagoz			
	(SEA	(L)	(SEAL)
AUTHE	NTICATION		ACKNOWLEDGMENT
		ТАТР	E OF WISCONSIN )
	-	SIAI	) ss.
authenticated on	•	Person	DANE COUNTY , nally came before me on 4-28-16
		the ab	ove-named Richard D. Kreuger and
*			expown to be the person(s) who executed the
TITLE: MEMBER STATE E		forego	bing instrument and acknowledged the same.
authorized by Wis. State	t. § 706.06)		/11/00 1/20-
THIS INSTRUMENT DRAFTE	DBY:	1200	mas Lee Hebl
Attorney Thomas Lee		Notar	v Public. State of Wisconsin
P.O. Box 46, Sun Pra	(Signatures may be authenticated or se	knowledged	ommission (is permanent) (expires:)
	STANDARD FORM. ANY MODIFICATIO STATE BAR OF	NS TO THI	S FORM SHOULD BE CLEARLY IDENTIFIED.
*Type name below signatures.			El El
ALLELIA Diam II D 1150 W Main St BO Boy 46	Sun Preirie WI 53590		Phone: 608-837-4325 Fax: 608-834-4325 Krueger, Richa

Hebl Hebl & I Thomas Hebl

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

1

# LEGAL DESCRIPTION FOR QUIT CLAIM DEED FROM RICHARD D. KREUGER & MARLENE KREUGER TO

RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED Agaic 28, 2016

### Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9500-8 046-0611-034-9076-7

### State Bar of Wisconsin Form 5-2003 PERSONAL REPRESENTATIVE'S DEED

Document Number	PERSONAL REPRESEN  Document N		KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS
THIS DEED, made between	Dale Olson		DOCUMENT # 5336203
	f the estate of Ronald Kreuger nore), and Dale Kreuger, Michael k	("Decedent") Kreuger, Susan Bush,	06/26/2017 1:42 PM Trans. Fee: Exempt #: 11
and Julie Skjolaas			Rec. Fee: 30.00 Pages: 2
		whether one or more).	Recording Area
together with the rents,  Dane C  needed, please attach addend  To each Grantee as tenants in  Ronald Kreuger's one/half (1)	e, without warranty, the following profits, fixtures and other app county, State of Wisconsin ("Propelum):  n common an undivided one/fourth (1/2) of the real estate described on estate of Ronald Kreuger's interest	ourtenant interests, in erty") (if more space is a (1/4) of the Estate of the attached Exhibit	Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531
formerly occupied by Ronald	i Kreuger and located at 2324 Ring	den Drive in Cottage	reeattached exhibit A
Grove, Wisconsin.			Parcel Identification Number (PIN)  This is not homestead property.
			(is) (is not)
immediately prior to Decede since acquired.  Dated June 22, 2017  PERSONAL REPRESENTATION AND ADDRESS OF THE PROPERTY OF THE P	ent's death, and all of the estate a  ATIVE:  (SEAL)	and interest in the	erest in the Property which Decedent had hich the Personal Representative has (SEAL)
<b>61</b>	TICATION		
authenticated on	•	Dane Dane	) ss. COUNTY )
*		Personally came before	
TITLE: MEMBER STAT	E BAR OF WISCONSIN	the above-named Dale	Olson
authorized by Wis.	_	to me known to be the instrument and acknow	ne person(s) who executed the foregoing ledged the same.
THIS INSTRUMENT DRA  Aplin & Ringsmuth, LLC, A		1 10 100	A = 100 ×
State Bar No. 1090527	my. 1 etci R. Andrews	* Percenmed Notary Public, State of My Commission (is pe	Wisconsin rmanent) (**wpires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

PERSONAL REPRESENTATIVE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 5-2003

\* Type name below signatures.



### Exhibit A

### LEGAL DESCRIPTION

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

### **PARCEL NOS**

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

State Bar of Wisconsin Form 7 - 2003 TRUSTEE'S DEED

**Document Number** Document Name THIS DEED, made between Marlana J. Krauger as Trustee of Richard D. Kreuger and Marlene J. Kreuger Revocable Living Trust\* \_\_ ("Grantor," whether one or more), and Marlene J. Kreuger ("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 County, State of Wisconsin Dane ("Property") (if more space is needed, please attach addendum): \*dated April 28, 2016. Interest - An undivided one-half (1/2) interest in the attached legal description

KRISTI CHLEBOWSKI **DANE COUNTY REGISTER OF DEEDS** 

### **DOCUMENT #** 5355041

09/05/2017 3:26 PM Trans. Fee: Exempt #: 9 Rec. Fee: 30.00 Pages: 2

Recording Area

Name and Return Address Attorney Thomas Lee Hebl Hebl, Hebl & Ripp, LLP 1150 West Main Street P.O. Box 46 Sun Prairie, WI 53590

See attached parcel numbers Parcel Identification Number (PIN)

(SEAL) (SBAL) (SEAL) ACKNOWLEDGMENT **AUTHENTICATION** STATE OF WISCONSIN Signature(s) Dane authenticated on Personally came before me on. the above-named Marlene J. Kreuger to the known to be the person(s) who executed the TITLE: MEMBER STATE BAR OF WISCONSIN foregoing instrument and acknowledged the same. (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Thomas Lee Hebl Attorney Thomas Lee Hebl Notary Public, State of Wisconsin P.O. Box 46, Sun Prairie, WI 53590 My Commission (is permanent) (expires: (Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

STATE BAR OF WISCONSIN

\*Type name below signatures.

TRUSTEE'S DEED

Hebi Hebi & Ripp LLP 1150 W Main St, PO Box 46 Sun Prairie, WI 53590 Thomas Hebi Phone: 608-837-4325 Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

FORM No. 7-2003

# LEGAL DESCRIPTION FOR TRUSTEE'S DEED FROM RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED APRIL 28, 2016 TO MARLENE J. KREUGER

### Parcel A:

The Northeast ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ½, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

# ICENSED TO PREFERRED TITLE

# TRANSFER ON DEATH DEED

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

**DOCUMENT #** 

**Document Number** 

Document Name

		5355U4Z
THIS DEED, made between Marlene J. Kreuger, a single pe	rson	09/05/2017 3:26 PM Trans. Fee:
11115 DEED, made octween that tene of kineagor, a single pe		Exempt #: 10M
		Rec. Fee: 30.00
("Grantor," whether one or more), and Dale R. Kreuger		Pages: 2
( Chancor, whether one of more), and Date It. In eager	<del></del>	•
("Grantee," whether one or more).		
Grantor transfers on death to Grantee (pursuant to Sec. 705.15 Wi	s. Stats.), the following	
described real estate, together with the rents, profits, fixtures	and other appurtenant	Recording Area
	Wisconsin ("Property")	Name and Return Address
(if more space is needed, please attach addendum):		Hebl, Hebl & Ripp, LLP
		1150 W. Main St.
		P.O. Box 46
Interest - An undivided one-half (1/2) interest in the attached legal descrip	itlon	Sun Prairie, WI 53590
THIS DIRECTIVE IS NOT A CONVEYANCE: IT HAS NO IMMEDIATE BUT WILL TRANSFER FULL OWNERSHIP UPON THE DEATH OF GR		See attached parcel numbers
BUT AITH I WHISLEY LOTT CAMEWRITE GLOW THE DEVIL OF ON	Ditt On,	Parcel Identification Number (PIN)
This directive is revocable and may be changed by the Grantor at any time.		This is homestead property.
Grantee will take title to the property subject to all encumbrances and liens the Grantor.	(is) (issorot)	
This document is designating only a transfer on death beneficiary and is exercturn and transfer return fee per sec. 705.15 and sec. 77.25 (10m), Wis. State		
In the event of the death of the grantee prior to the death of the grantor, said pass to Susan R. Bush.	l grantee's interest shall	
Service of Contrast of the Contrast of Con		
Dated September 1, 2017.  Marine J. Kreugen (SEAL		
Man A Y	•	(SEAL)
* Marlene J. Kreuger (SEAL	·) +	(SEAL)
(SEAL	<b>5</b> )	(SEAL)
*	#	
AUTHENTICATION	ACI	KNOWLEDGMENT
Signature(s)	STATE OF WISCON	
		) ss.
authenticated on .	DANE	COUNTY)
		Sadarbar 1 2017
	Personally came before	
*	the above-named Mar	lene J. Kreuger
TITLE: MEMBER STATE BAR OF WISCONSIN		to compar(s) who assembled the foregoing
(If not,	izistrument and aclarow	he person(s) who executed the foregoing
authorized by Wis. Stat. § 706.06)	ESTITUTE OF THE PROPERTY OF TH	new Z3
THIS INSTRUMENT DRAFTED BY:	Momas	LOE HERS
Attorney Thomas Lee Hebi	Notary Public, State of	
P.O. Box 46, Sun Prairie, WI 53590	My commission (is per	
(Signatures may be authenticated or TRANSFER ON DEATH DEED	acknowledged. Both are not	necessary.) Information Professionals Company <b>6</b> 2006
ATT		INFO-PROTE Legal Forms - (800)855-2021 - Information

# LEGAL DESCRIPTION FOR TRANSFER ON DEATH DEED FROM MARLENE J. KREUGER TO DALE R. KREUGER

### Parcel A:

The Northeast ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ½, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

**Document Number** 

### Affidavit of Correction **Title of Document**

AFFIANT, Peter Remmel Andrews, hereby swears or affirms that a certain document which was titled as Personal Representative's Deed, and recorded in Dane County, State of Wisconsin, as Document No. 5336203 on June 26, 2017 (the "Deed") contained the following omission:

For purposes of clarification, the Estate of Ronald Kreuger's interest, as referenced in the Deed, is only an interest in personal property and not an interest in the real estate described on Exhibit A to the Deed. The Estate of Ronald Kreuger does not retain any interest in the real property described on that Exhibit A.

The basis for Affiant's personal knowledge of this matter is as the drafter of the conveyance that is the subject of the Correction Instrument. A copy of this conveyance is attached to this Correction Instrument. Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Affiant is the Attorney for the Estate of Ronald Kreuger.

7 - 5-07 455

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5392959 03/02/2018 03:33 PM Trans Fee: Exempt #: 3

Rec. Fee: 30.00 Pages: 3

Recording Area

Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531

See attached.

Parcel Identification Number (PIN)

Dated: March 1, 2018

Signed:

Peter Remmel Andrews

State of Wisconsin County of Dane )

Subscribed and sworn to (or affirmed) before me this 1st day of March, 2018.

Jack Ebbott

Notary Public, State of Wisconsin My Commission is permanent

This instrument is drafted by Attorney Peter Remmel Andrews Aplin & Ringsmuth, LLC, State Bar No. 1090527



# State Bar of Wisconsin Form 5-2003 PERSONAL REPRESENTATIVE'S DEED

Document Number	Document	DANE COUNTY nent Name REGISTER OF DEEDS		
THIS DEED, made between	Dale Olson		DOCUMENT 5336203	
as Personal Representative of the estate of Ronald Kreuger			06/26/2017 1:4	2 PM
as Personal Representative of	the estate of tenara reruger	("Decedent")	Trans. Fee: Exempt #: 11	l
("Grantor " whether one or me	ore), and Dale Kreuger, Michael		Rec. Fee: 30.0	10
and Julie Skjolaas			Pages: 2	
and rune oxjoides				
	("Grantee	," whether one or more).	Recording Aren	
Grantor conveys to Grantee	, without warranty, the followi	ng described real estate,	<del></del>	
together with the rents,	profits, fixtures and other ar	purtenant interests, in	Name and Return Address Peter R. Andrews	
	ounty, State of Wisconsin ("Pro	perty") (if more space is	Aplin & Ringsmuth, LLC	
needed, please attach addende	um):	ak (1/4) agaha Basasa ag	51 N. Main St., P O. Box 348 Decrifield, WI 53531	
To each Grantee as tenants in	common an undivided one/four /2) of the real estate described on	th (1/4) of the Estate of		
A excepting therefrom the Es	state of Ronald Kreuger's interes	st in the residence		
formerly occupied by Ronald	Kreuger and located at 2324 Ri	nden Drive in Cottage	beeattached exhibi	+ A
Grove, Wisconsin.			Parcel Identification Number	
			This is not homestead prop	oertv.
			(is) (is not)	
•	•			
Dated June 22, 2017 PERSONAL REPRESENTA	<del>.</del>	OZ A RESERVE	hich the Personal Represent	_(SEAL)
* Dale Olson	•	TATO		-
AUTHENT Signature(s)	'ICATION	AC	KNOWLEDGMENT	
Signature(s)		STATE OF WISCONSI	N )	
authenticated on		_	) ss.	
		Dane	COUNTY )	
•		Personally came before	me on June 22, 2017	
TITLE: MEMBER STATE	DAR OF WISCONSIN	the above-named Dale (		<del>'</del>
(If not,	BAR OF WISCONSIN	the above-hamed		
authorized by Wis. S	tat. 8 706.06)	to me known to be the	e person(s) who executed the f	oregoing
instrument and acknowledged the same.		edged the same.	•	
THIS INSTRUMENT DRAF	TED BY:	1 2/12/.		
Aplin & Ringsmuth, LLC, At	ty. Peter R. Andrews	* Peter Remme!	Avrireus	
State Bar No. 1090527		Notary Public, State of	Wisconsin	
		My Commission (is per	nanent) ( <del>expires:</del>	)
grown, write to	(Signatures may be authenticate	ed or acknowledged. Both are r	ot necessary.) HOLLD RECERARLY INFNITIFIED.	E

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

PERSONAL REPRESENTATIVE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 5-2003

\* Type name below signatures

回

KRISTI CHLEBOWSKI

### Exhibit A

### LEGAL DESCRIPTION

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

### PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

Document Number	State Bar of Wisconsin WARRANTY Document Na	DEED	KRISTI CHLEE DANE COUN REGISTER OF
THIS DEED, made between	Susan R. Bush		DOCUMENT
	(IIC II II II		5393157 03/05/2018 12
and Kreuger Quarry, L	LC (Grantor, Wi	ether one or more)	Trans Fee: 6
	("Grantee," wh	ether one or more)	
Grantor, for a valuable condescribed real estate, togethe appurtenant interests, in Wisconsin ("Property") (if mo To Grantee, as a Tencone-eighth interest	er with the rents, profits,  Dane  re space is needed, please att ant in Common, an u	fixtures and other County, State of ach addendum): ndivided	
the attached Exhibit		described ou	Recording Area Name and Return Address
			Jenifer Kraemer
			vonBriesen & Roper, s.c. Ten East Doty St, Ste 900 Madison, WI 53703
		•	See attached Exhibit A
			Parcel Identification Number (PIN)
municipal and zoning ordin	ances and agreements er	ntered under them	This is not homestead property.  (is) (is not)  le and free and clear of encumbrances except recorded easements for the distribution
municipal and zoning ordin	ances and agreements er es, recorded building and	ntered under them	This <u>is not</u> homestead property.  (is) (is not)  le and free and clear of encumbrances except
municipal and zoning ordin utility and municipal service of closing, and none other.	ances and agreements er es, recorded building and	ntered under them	This is not homestead property.  (is) (is not)  le and free and clear of encumbrances except n, recorded easements for the distribution and covenants, general taxes levied in the
municipal and zoning ordin utility and municipal service of closing, and none other.	ances and agreements er es, recorded building and	ntered under them use restrictions ar	This is not homestead property.  (is) (is not)  le and free and clear of encumbrances except recorded easements for the distribution
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *	ances and agreements eres, recorded building and	ntered under them use restrictions an(SEAL)	This is not homestead property.  (is) (is not)  le and free and clear of encumbrances except n, recorded easements for the distribution and covenants, general taxes levied in the NOTARY PUBLIC  RACHAEL R. SCHROEDER
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  * AUTHER	ances and agreements er es, recorded building and	ntered under them use restrictions and series (SEAL) (SEAL) *	Thisis not homestead property.  (is) (is not)  ble and free and clear of encumbrances except n, recorded easements for the distribution and covenants, general taxes levied in the
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  * AUTHER	ances and agreements eres, recorded building and	(SEAL)  (SEAL)  (SEAL)  STATE	This is not homestead property.  (is) (is not)  ble and free and clear of encumbrances except n, recorded easements for the distribution and covenants, general taxes levied in the NOTARY PUBLIC RACHAEL R. SCHROEDER STATE OF WISCONSIN  ACKNOWLEDGMENT
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Susan R. Bush  *  AUTHEN  Signature(s)  authenticated on  *  TITLE: MEMBER STATE B	ances and agreements eres, recorded building and	(SEAL)  (SEAL)  (SEAL)  *  STATE  Persona the abo	This is not homestead property.  (is) (is not)  ble and free and clear of encumbrances except in, recorded easements for the distribution and covenants, general taxes levied in the state of wisconsin  ACKNOWLEDGMENT  COF WISCONSIN  DANE COUNTY  March 2, 2018
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * Sirsan R. Bush  *  AUTHEN  Signature(s)  authenticated on  In the control of closing, and none other.  AUTHEN  AUTHEN  AUTHEN  AUTHEN  Authenticated on  authenticated by Wis. State	ances and agreements eres, recorded building and write and agreements eres, recorded building and write an	(SEAL)  (SEAL)  (SEAL)  *  STATE  Persona the abo	This is not homestead property.  (is) (is not)  ble and free and clear of encumbrances except in, recorded easements for the distribution and covenants, general taxes levied in the state of the distribution in the covenants, general taxes levied in the state of the distribution in the state of the distribution in the covenants, general taxes levied in the state of the state of the state of the covenants.    NOTARY PUBLIC   RACHAEL R. SCHROEDER   STATE OF WISCONSIN   STATE OF WISCONSIN   State of the covenant of the coven
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * SUBAN R. Bush  *  AUTHER  Signature(s)  authenticated on  ITILE: MEMBER STATE B  (If not,  authorized by Wis. State  THIS INSTRUMENT DRAFTEI	ances and agreements eres, recorded building and write a	(SEAL)  (SEAL)  *  STATE  Persona the abo  to me foregoi	Thisis nothomestead property.  (is) (is not)  It is nothomestead property.  It is notho
municipal and zoning ordin utility and municipal service of closing, and none other.  Dated March 2, 2018  * SUBAN R. Bush  *  AUTHEN  Signature(s)  authenticated on  ITILE: MEMBER STATE B (If not, authorized by Wis. Stat  THIS INSTRUMENT DRAFTEI  Tensific Kraemus	ances and agreements eres, recorded building and write a	(SEAL)  (SEAL)  *  (SEAL)  *  STATE  Persona the abo  to me foregoi  Notary	Thisis nothomestead property.  (is) (is not)  ble and free and clear of encumbrances except not recorded easements for the distribution and covenants, general taxes levied in the state of the distribution and covenants, general taxes levied in the state of the distribution and covenants, general taxes levied in the state of the state o

### Exhibit "A "

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Tax Parcel Nos: 046/0611-033-9000-8

046/0611-033-8500-5 046/0611-033-8000-0 046/0611-033-9500-3 046/0611-034-9076-7

### State Bar of Wisconsin Form 1-2003 WARRANTY DEED

**Document Number** 

Dated May 17, 2018

Document Name

THIS DEED, made between Marlene J. Kreuger, unmarried ("Grantor," whether one or more), and Marlene J. Kreuger, Trustee, or her successors in interest, of the Marlene J. Kreuger Living Trust, dated May 17, 2018, and any amendments thereto ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in <u>DANE</u> County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Grantor's 50% share of property described in attached Exhibit A.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5411641

05/24/2018 01:59 PM Trans Fee:

Exempt #: 16
Rec. Fee: 30.00
Pages: 2

	d Return Ade		
	Horn & Johnsen SC		
	hn Horn		
-		ive, Suite 102	
Madiso	n, WI 5371	17	
See Li	sting on Ex	xhibit A	
See Li	sting on Ex Parcel Iden	xhibit A tification Number (PIN)	
See Li This			
This	Parcel Iden	tification Number (PIN)	
This	Parcel Identis	tification Number (PIN)	
This	Parcel Identis	tification Number (PIN)	
This	Parcel Identis	tification Number (PIN)	

This conveyance is exempt from transfer tax pursuant to Section 77.25(16), Wis. Stats.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: all municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, all other recorded easements and restrictions, general taxes levied in 2018 and special assessment, if any.

Marlene Q. Kreuger (SE. Marlene J. Kreuger	AL)(SEAL)
(SEA	AL)(SEAL)
AUTHENTICATION	ACKNOWLEDGMENT
Signature(s) of Marlene J. Kreuger	STATE OF WISCONSIN )
uthenticated on May 17, 2018	_· COUNTY )
John Horn THILE: MEMBER STATE BAR OF WISCONSIN	Personally came before me on, the above-named,
(If not,authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
THIS INSTRUMENT DRAFTED BY: ohn Horn, (608) 829-2525	1
446 Excelsior Drive, Suite 102, Madison, WI 53717	Notary Public, State of Wisconsin  My Commission (is permanent) (expires:

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

WARRANTY DEED

\* Type name below signatures.

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

### **EXHIBIT A**

### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

TAX ROLL PARCEL NUMBERS: 046/0611-033-8000-0, 046/0611-033-8500-5, 046/0611-033-9000-8, 046/0611-033-9500-3, and 046/0611-034-9076-7



# Current

# **<** Parcel Parents

# **Summary Report**

Parcel Detail		Less —
Municipality Name	TOWN OF PLEAS	SANT SPRINGS
State Municipality Code	046	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR11E	03	NW of the SW
Plat Name	METES AND BO	JNDS
Block/Building		
Lot/Unit		
Parcel Description	OF NW COR TH N TO POB This property (	/4 SW1/4 EXC COM 1223 FT S E 863 FT S TO S LN W TO W LN lescription is for tax purposes. It may be abbreviated. For the description please refer to the deed.
Current Owner	KREUGER QUAF	RY LLC
Current Co-Owners	DALE KREUGER MICHAEL KREU JULIE SKJOLAAS KREUGER LIVIN	lack
Primary Address	No parcel add	ess available.
Billing Address	2298 RINDEN R COTTAGE GROV	

Assessment Summary	More +
Assessment Year	2020
Valuation Classification	G4 G5M
Assessment Acres	38.300
Land Value	\$21,300.00
Improved Value	\$0.00
Total Value	\$21,300.00

**Show Valuation Breakout** 

Show Assessment Contact Information **✓** 

# **Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

### **Zoning**

FP-35

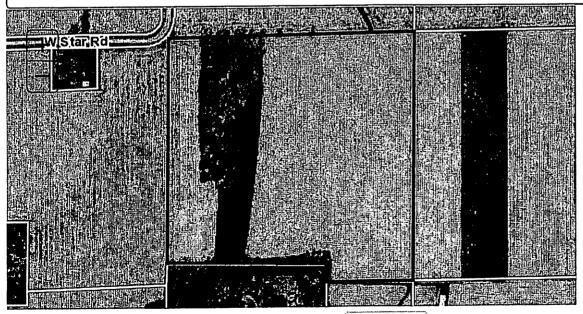
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

**Zoning District Fact Sheets** 

### **District Information**

Туре	State Code	Description	
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST	
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE	
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE	
OTHER DISTRICT	23CG	COTTAGE GROVE EMS	

# **Parcel Maps**



**DCiMap** 

# **Tax Information**

E-Statement

E-Bill E-Receipt Pay Taxes Online

« <Newer Older> »

Tax Year 2019				
Assessed Land Value	Assessed Improvement Value	Total Assessed Value		
\$21,000.00	\$0.00	\$21,000.00		
Taxes:		\$309.73		
Lottery Credit(-):		\$0.00		
First Dollar Credit(-):		\$0.00		
Specials(+):		\$0.00		
Amount:		\$309.73		
2019 Tax Info Details		Tax Payment History		

### **Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/24/2018	5411641		
WD	03/05/2018	5393157		
AFF	03/02/2018	5392959		
TOD	09/05/2017	5355042		
TRD	09/05/2017	5355041		
PRD	06/26/2017	5336203		
QCD	05/09/2016	5233025		
AFF	07/09/2001	3344265		
QCD	05/08/2001	3317258		
ED	03/05/1954	869023	D607	291

Show Less ^

### **DocLink**

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0611-033-8500-5. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



### 869023

# To All To Whom These Presents Shall Come:

I, Edward Hennes of the City of Stoughton
in the County of Of the Estate of Wisconsin, Executor of the Estate of
Wisconsin, send Greeting:  WHEREAS, by an order made by the County Court of Dane County, on the
24th day of November , 19.52., I, the said Edward Mennes
in my capacity of Executor of said estate, was authorized and empowered to sell at public
(or) private sale the real estate of said Frank L. Patterson deceased, hereinafter described;
WHEREAS, in my capacity aforesaid, I have given bond as required by the order of the Court (or) no further or additional bond is required pursuant to the order of the Court;
WHEREAS, in my capacity aforesaid, I have entered into a contract for the sale of said real estate with
Harold A. Krouger , subject to approval of the Court;
WHEREAS, in my capacity aforesaid, I have made report of my proceedings, upon said order, to said County Court of said County and the Court having concluded that the said contract is for the best interests of
the estate, and having on the 24th day of November , 19.53 made an order confirming said contract and directing a deed of said real estate to be executed and delivered to the said
Harold A. Kreuger , upon performance of all the
conditions of said contract byhlm.to be performed;
AND, WHEREAS, all the conditions of said contract have been fully performed and the purchase moncy has been fully paid according to the terms thereof;
AND, WHEREAS, it appeared to the Court that such public sale was legally made and fairly conducted and that the sum bid thereon was not disproportionate to the value of the property, or, that a greater sum cannot be obtained, and the Court has directed a conveyance to be executed;
NOW, THEREFORE, KNOW YE, That I, the said Edward Mennes
in my capacity of Executor aforesaid, by virtue of the power and authority in mc vested
as aforesaid, and in consideration of the sum of Eighteen Thousand Five Hundred (\$18,500)
Dollars to me in hand paid by the said
Harold A. Kreuger his heirs and assigns, all
of the following described real estate in the County of
The Northeast quarter of the Southwest quarter of Section Three,
Town Six North, Range 11 East, Township of Pleasant Springs,
County of Dane, State of Wisconsin. Part of the West half of
the Southwest quarter of Section 3, Town 6 North, Range 11
East, Township of Pleasant Springs, County of Dane, State of
Wisconsin, described as follows: Commencing at the Northwest
corner of said Southwest quarter; thence East along the North

No. BEP-EXECUTOR'S OR ADMINISTRATOR'S DEED, Chapter 316.

#### OUT CLAIM DEED

Document Number	QUII CLAIM DEE		KEGISIER OF DEEDS
This Deed, made between Ha	rold A. Kreuger a/k/a Kreuger, husband and w	ife.	3317258
as their interest may appe	ar,		05-08-2001 8:19 AM
		Grantor,	Trans. Fee
and Richard D. Krauger and	Marlene Krauger, husb	and	EXEMPT #8  Rec. Fee 12.00  Pages 2
and wife as survivorship rundivided one-half (1/2)	mrital property as to	an	Pages 2
Erauger as to an undivided	one-half (1/2)**	Grantee.	
Grantor quit claims to Granto	the following described real	estate in	
Со	unty, State of Wisconsin: (if mo	re space	
is needed, please attach addendum):			000155
	b=1 <i>6 (1 (</i> 2) intor	-oot	
**interest; both undivided	1 one-hair (1/2/ incer	.660	Barrattura Assa
as tenants in common			Recording Area
SER ATTACHED LEGAL DE	SCRIPTION		Name and Return Address
			Hebl, Hebl & Kuehn   1150 West Main Street
			P.O. Box 46
			Sun Prairie, WI 53590
			See Attached Parcel
Together with all appurtenant rights,	ittle and interests.		Numbers Parcel Identification Number (PIN)
			This <u>is</u> homestead property.
	lam		(is) (is not)
Dated this 2nd day of M	<u>ay</u> , <u>2001</u> .	,	1111
		u/a	WARA reuger
•		* Haro	ld A. Kreuger
		86	Mar Karrens
·	<del></del> ,		A Kreuger
•		DUL	
AUTHENTICAT	rion	CTATE	ACKNOWLEDGMENT OF WISCONSIN )
Signature(s)		SIAIE	) ss.
Signature(8)			Dane County. )
authenticated this day of		Pe	ersonally came before me this day of
			, <u>2001</u> the above named
			d A. Kreuger a/k/a d Kreuger and Selma
•			A ACTUMENT AND
TITLE: MEMBER STATE BAR OF	WISCONSIN	to me k	frown to be the person s who executed
(If not.		the fore	going instrument and acknowledged the same.
authorized by § 706.06, Wis.	Stats.)	11	1mg /0-1785
-		1-2	( Jan ) ( Jan ) ( ) =
THIS INSTRUMENT WAS	DRAFTED BY		Top Yes
		Notary Notary	Public, State of Wisconsin
Attorney Thomas Lee Hebl P.O. Box 46, Sun Prairie	WI 53590	My Co	mmission is permanent. (If not, state expiration date:
(Signatures may be authenticated o	r acknowledged. Both are		,)
not necessary.)	•		
·			
*Names of persons signing in any capacity mus	at be typed or printed below their signate	urc.	
QUIT CLAIM DEED	STATE BAR OF W. FORM No. 3-	-1999	
Hebl, Hebl & Kuehn PO Box 46, 1150 West Ma Phone; 6088374325 Fax: 6088252	in Sun Prairie WI 53590 889 Bonnie		T4074640.ZFX

DANE COUNTY

T4074640.ZFX

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58\*15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

Parcel B

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting the

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5 046-0611-033-9000-8

046-0611-033-9500-3 046-0611-034-9076-7

mA	302	ηa	19
----	-----	----	----

AFFIDAVIT CORRECTION

DANE COUNTY REGISTER OF DEEDS

#### 3344265

07-09-2001 4:24 PM

Trans. Fee

Rec. Fee Pages

16,00

001758

STATE OF WISCONSIN 22 { COUNTY OF DANE

AFFIANT, THOMAS LEE HEBL, hereby swears or affirms that a certain document which was titled as follows:

Quit Claim Deed, recorded on 8th day of May, 2001 as Document No. 3317258 and was recorded in Dane County, State of Wisconsin, contained the following error:

Parcel B of legal description failed to except Certified Survey Map No. 9087.

Return To:

Hebl, Hebl & Kuehn 1150 West Main Street P.O. Box 46 Sun Prairie, WI 53590

Parcel Nos.: See Attached

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows:

See Attached legal description

Is not attached to this Affidavit (if a copy A copy of the original document (in part or whole) X is of the original document is not attached, please attach logal description and names, of grantors and grantees).

opes Lee Hebl. Affiant

AFFIANT is the:

X Drafter of the document being corrected.

Owner of the property described in the document being corrected.

ss.

Other - explain:

#### **ACKNOWLEDGEMENT**

STATE OF WISCONSIN

**COUNTY OF DANE** 

Personally came before me this 28th day of June, 2001, the above-named Thomas Lee Hebl to me known to be the person who executed the foregoing instrument and acknowledged the same.

> Bonnie J. Fitzgerald Notary Public, State of Wisconsin My Commission expires August 15, 2004.

Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

**QUIT CLAIM DEED** 

201	<del></del>
This Deed, made between Harold A. Krauger a/k/a	_ 3317258
Harold Kreuger and Selma Kreuger, husband and wife,	05-08-2001 8:19 AM
as their interest may appear. Granto	Trans. Fee
and Richard D. Kreuger and Marlene Kreuger, husband	EXEMPT #8
and wife as survivorship marital property as to an	Rec. Fee 12.00
undivided one-half (1/2) interest and Ronald W.	— Pages 2
Kreuger as to an undivided one-half (1/2)** Grante	001760
Grantor quit claims to Grantee the following described real estate	in UV170V
Dane County, State of Wisconsin: (if more spa	ce II
is needed, please attach addendum):	000155
	000200
**interest; both undivided one-half (1/2) interest	
as tenants in common	Recording Area
	Name and Return Address
SEE ATTACHED LEGAL DESCRIPTION	Hebl, Hebl & Kuehn
	1150 West Main Street
	P.O. Box 46
	Sun Prairie, WI 53590
	, Jan 120220, 112 0000
	See Attached Parcel
Together with all appurtenant rights, title and interests.	Numbers
1080000 1100 00 00 00 00 00 00 00 00 00 00	Parcel Identification Number (PIN)
	This <u>is</u> homestead property.
2ml to c May noot	(is) (is not)
Dated this day of May, 2001 .	1 111/
$J_{i}$	maldA reuger
* H	rold A. Kreuger
	16
	Error Kaeregus
- Se	lma Kreuger
AUTHENTICATION	ACKNOWLEDGMENT
	TE OF WISCONSIN )
Signature(s)	) ss.
Signature(s)	County. )
authenticated this day of,	Personally came before me this day of
	, 2001 the above named
Hai	rold A. Krauger a/k/a
Hai	rold Kreuger and Solma
	auger
TITLE: MEMBER STATE BAR OF WISCONSIN to n	ne known to be the person s who executed
	foregoing instrument and acknowledged the same.
authorized by § 706.06, Wis. Stats.)	Christ 10 1785
<u> </u>	year) ( July 1
THIS INSTRUMENT WAS DRAFTED BY	hamas Kan Wahi
·	homas Lee Hebl tary Public, State of Wisconsin
ACCUALITY AND MAIN MAIN MAIN MAIN MAIN MAIN MAIN MAIN	Commission is permanent. (If not, state expiration date:
	Commission is benument for not some askington one.
(Signatures may be authenticated or acknowledged. Both are	, , , ,
not necessary.)	
*Names of persons signing in any capacity must be typed or printed below their signature.  STATE BAR OF WISCO!	NSIN

OUTT CLAIM DEED
Hebl, Hebl & Kuchn PO Box 46, 1150 West Main Sun Prairie WI 53590
Phone: 0088374325
Pax: 6088252889
Bonnic
Produced with Zepform = by RE FormsNet, LLC 18925 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

T4074640.2FX

DANE COUNTY REGISTER OF DEEDS



#### **LEGAL DESCRIPTION**

#### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58°15′ West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Parcel Nos: 046-0611-033-8000-0

046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

State Bar of Wisconsin Form 3 - 2003
QUIT CLAIM DEED

1	State Bar of Wisconsin F	orm 3 - 2003		8 9 9 2 3 5 7	11
	QUIT CLAIM I			Tx:8759617	
Document Number	Document Name			KRISTI CHLEBOV	NSKT
	Richard D. Kreuger	and Marlen	ne	DANE COUNT	
Kreuger, husband and	wife ("Grantor," whe	ther one or mo	<u></u>	REGISTER OF DE	
and Richard D. Kreuge	er and Marlene J. Kret		016),		
	st Dated April 28 2			DOCUMENT #	<b>‡</b>
	("Grantee," whet	ther one or mo	ore).	5233025	
				05/09/2016 3:50	PM
	tee the following described rea			Trans. Fee: Exempt #: 16	
with the rents, profits, fi	ixtures and other appurtens County, State of Wisco			Rec. Fee: 30.00	)
(if more space is needed, plea		mani (Tropon	" /	Pages: 2	
•					
** Interest - an und	livided one-half (1/2)	) interest	t	- ·	
			- 1	Recording Area	<del></del>
See attached legal d	escription		i:	Name and Return Address Attorney Thomas Lee Hebl	
				Hebl, Hebl & Ripp, LLP	
				1150 West Main Street	
			1	P. O. Box 46	
				Sun Prairie, WI 53590	
				See attached parcel numbers  Parcel Identification Number (PIN)	
				This <u>is</u> homestead property.	
				(is) ( <del>is not)</del>	
Agein	28 2011				
Dated	28, 2016 Kreuzs	-			
Buchard D.	Krewas	(SEAL)	m	ertens a. Krousse	(SEAL)
*Richard D. Kreuger		- ` • <u>M</u>	Marle	ene Kreuger	
•					
	<del></del>	_ (SEAL)			(SEAL)
ATITUE	NTICATION	<b>-</b> -		ACKNOWLEDGMENT	,
AUTHE	MICATION			ACIA (O WEED GMENT	
Signature(s)		_ ST	TATE	OF WISCONSIN ) ) ss.	
		_		DANE COUNTY)	
authenticated on		Per	ersona	Illy came before me on 4-28-16	,
		_		ve-named Richard D. Kreuger	and
*				known to be the person(s) who exec	uted the
TITLE: MEMBER STATE E		Xor	regojr	instrument and acknowledged the same.	atou uic
(If not,authorized by Wis. State		- /	/	1/6/b	•
THIS INSTRUMENT DRAFTE	•	1 2	1	Mese (183-	
				as Lee Hebl	
Attorney Thomas Lee P.O. Box 46, Sun Pra		- No	otary	Public, State of Wisconsin nmission (is permanent) <del>(expires:</del>	``
	(Signatures may be authentics	ted or acknowled	edoed. I	Roth are not necessary.)	<i>,</i>
NOTE: THIS IS A QUIT CLAIM DEED	STANDARD FORM, ANY MODIF	ICATIONS TO T BAR OF WISCO	THIS	FORM SHOULD BE CLEARLY IDENTIFIED.	No. 3-2003

\*Type name below signatures.

Hebl Hebl & Ripp LLP 1150 W Mein St, PO Box 46 Sun Prairie, WI 53590
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

1

Krueger, Richa

## LEGAL DESCRIPTION FOR QUIT CLAIM DEED FROM RICHARD D. KREUGER & MARLENE KREUGER TO

RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED Again 28, 2016

#### Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

#### State Bar of Wisconsin Form 5-2003 DEDCONAL DEDDESENTATIVE'S DEED

Document Number	Document?		KRISTI CHLEBOWSKI  DANE COUNTY  REGISTER OF DEEDS
THIS DEED, made between	Dale Olson		DOCUMENT # 5336203
	f the estate of Ronald Kreuger	("Decedent")	06/26/2017 1:42 PM Trans. Fee: Exempt #: 11
("Grantor," whether one or m and Julie Skjolaas	ore), and Dale Kreuger, Michael I	Kreuger, Susan Busn,	Rec. Fee: 30.00 Pages: 2
		whether one or more).	Recording Area
together with the rents,  Dane C  needed, please attach addend  To each Grantee as tenants in  Ronald Kreuger's one/half (1)	n common an undivided one/fourtl (/2) of the real estate described on	ourtenant interests, in erty") (if more space is in (1/4) of the Estate of the attached Exhibit	Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531
A; excepting therefrom the E formerly occupied by Ronald	state of Ronald Kreuger's interest I Kreuger and located at 2324 Rin	in the residence den Drive in Cottage	ree attached exhibit A
Grove, Wisconsin.	J	_	Parcel Identification Number (PIN)
			This is not homestead property.
* Dale Olson	ATIVE:  (SEAL	STAT	(SEAL)
Signature(s)		STATE OF WISCONS	
authenticated on		Dane	COUNTY )
	E BAR OF WISCONSIN	Personally came before the above-named Dale	
(If not,authorized by Wis. 5		to me known to be the instrument acknow	ne person(s) who executed the foregoing ledged the same.
THIS INSTRUMENT DRA		1 p///	
Aplin & Ringsmuth, LLC, A State Bar No. 1090527	Atty. Peter R. Andrews	* Yeler Zemmel Notary Public, State of My Commission (is pe	Andrews Wisconsin rmanent) (Swaiges:
		iviy Commission (is pe	manent) ( <del>ospues</del> )

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

PERSONAL REPRESENTATIVE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 5-2003

• Type name below signatures.



#### Exhibit A

#### LEGAL DESCRIPTION

#### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15′ West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

#### PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

\*Type name below signatures.

Hebi Hebi & Ripp LLP 1150 W Main St. PO Box 46 Sun Prairio, WI 53590

State Bar of Wisconsin Form 7 - 2003 TRUSTEE'S DEED Document Name **Document Number** THIS DEED, made between Marlene J. Kreuger as Trustee of Richard D. Kreuger and Marlene J. Kreuger ("Grantor," whether one or more), Revocable Living Trust\* and Marlene J. Kreuger ("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 County, State of Wisconsin Dane ("Property") (if more space is needed, please attach addendum): \*dated April 28, 2016. Interest - An undivided one-half (1/2) interest in the attached legal description

### CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

### DOCUMENT # 5355041

09/05/2017 3:26 PM Trans. Fee: Exempt #: 9 Rec. Fee: 30.00 Pages: 2

Recording Area

Name and Return Address
Attorney Thomas Lee Hebl
Hebl, Hebl & Ripp, LLP
1150 West Main Street
P.O. Box 46
Sun Prairie, WI 53590

See attached parcel numbers
Percel Identification Number (PIN)

Krouger

Dated September 1,2017		
ErMarlene Ja Breugen	(SEAL)	(SEAL)
*Marlene J. Kreuger /	*	_
•	(SEAL)	(SEAL)
*	*	
AUTHENTICATION	ACKNOWLEDGMENT	
Signature(s)	STATE OF WISCONSIN ) ss.	
authenticated on	Personally came before me on 9-1-1	1
*	the above-named Marlene J. Kreuger	
TITLE: MEMBER STATE BAR OF WISCONSIN	foregoing institutions and acknowledged the same	ecuted the
authorized by Wis. Stat. § 706.06)	In be los-	•
THIS INSTRUMENT DRAFTED BY:	Thomas Lee Hebl	<del> </del>
Attorney Thomas Lee Hebl	Notary Public, State of Wisconsin	<del>~~</del>
P.O. Box 46, Sun Prairie, WI 53590	My Commission (is permanent) (expires:	)
(Signatures may be NOTE: THIS IS A STANDARD FORM. AN TRUSTEE'S DEED	e authenticated or acknowledged. Both are not necessary.) NY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. STATE BAR OF WISCONSIN FOR	M No. 7-2003

Proces 608-817-4325 Fax: 608-834-4325 Practiced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 WWW.zipLogix.com

# LEGAL DESCRIPTION FOR TRUSTEE'S DEED FROM RICHARD D. KREUGER & MARLENE KREUGER REVOCABLE LIVING TRUST DATED APRIL 28, 2016 TO MARLENE J. KREUGER

#### Parcel A:

The Northeast ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ½ of the Southwest ½ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9000-8 046-0611-033-9500-3 046-0611-034-9076-7

#### TRANSFER ON DEATH DEED

KRISTI CHLEBOWSKI **DANE COUNTY REGISTER OF DEEDS** 

**DOCUMENT #** 

**Document Number** 

Document Name

Dodamont Manou	Document Na	ume	5355042 09/05/2017 3:26 P	M
THIS DEED, made between	Marlene J. Kreuger, a single pe	rson	Trans. Fee: Exempt #: 10M Rec. Fee: 30.00	
("Grantor," whether one or more	re), and Dale R. Kreuger		Pages: 2	
described real estate, together interests, in <u>Dane</u> (if more space is needed, please	rantee (pursuant to Sec. 705.15 Wise with the rents, profits, fixtures a County, State of V	and other appurtenant Wisconsin ("Property")	Recording Area  Name and Return Address  Hebl, Hebl & Ripp, LLP  1150 W. Main St.  P.O. Box 46  Sun Prairie, WI 53590	
	veyance: it has no immediate nership upon the death of Gr		See attached parcel numbers Parcel Identification Number (F	·IN)
•	be changed by the Grantor at any time. y subject to all encumbrances and llens (	of record on the death of	This is homestead property.  (is) (issued)	
This document is designating only a	transfer on death beneficiary and is exer c. 705.15 and sec. 77.25 (10m), Wis. Stat			
In the event of the death of the grant pass to Susan R. Bush.	ee prior to the death of the grantor, sold	grantee's interest shall		
Dated <u>September</u>	1, 2017.			
Dated September  Mariene J. Kreuger	seugla (SEAL	•		_(SEAL) -
*	(SEAL	*		_(SEAL)
AUTHENTIO	CATION	ACI	KNOWLEDGMENT (SIN ) ) ss.	•
authenticated on	•	DANE	COUNTY)	. 41
*		Personally came before the above-named Mar		<u>, , , , , , , , , , , , , , , , , , , </u>
TITLE: MEMBER STATE B. (If not, authorized by Wis. Stat		jestrument and aclerow		oregoing
THIS INSTRUMENT DRAFTE	ED BY:	THO MAS	LOE HER	
Attorney Thomas Lee Hebl	2200	Notary Public, State of		<del></del>
P.O. Box 46, Sun Prairie, WI 5	23290	My commission (is per	manent) (expires:	)
TRANSFER ON DEATH DEED *Type name below signatures.	(Signatures may be authenticated or a	acknowledged. Both are not	necessary.) information Professionals Com INFO-PRO™ Logal Forms • (800)656-2021 • Infop	

## LEGAL DESCRIPTION FOR TRANSFER ON DEATH DEED FROM MARLENE J. KREUGER TO DALE R. KREUGER

#### Parcel A:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West ¼ of the Southwest ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest ¼, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast ¼ of the Southwest ¼ and the West 16 acres of the Southwest ¼ of the Southeast ¼ of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

Also, except Lot 1 of Certified Survey Map No. 9087.

Parcel Numbers: 046-0611-033-8000-0 046-0611-033-8500-5 046-0611-033-9500-8 046-0611-034-9076-7

. 7. . 8-27435

Affidavit of Correction Title of Document

Document Number

AFFIANT, Peter Remmel Andrews, hereby swears or affirms that a certain document which was titled as Personal Representative's Deed, and recorded in Dane County, State of Wisconsin, as Document No. 5336203 on June 26, 2017 (the "Deed") contained the following omission:

For purposes of clarification, the Estate of Ronald Kreuger's interest, as referenced in the Deed, is only an interest in personal property and not an interest in the real estate described on Exhibit A to the Deed. The Estate of Ronald Kreuger does not retain any interest in the real property described on that Exhibit A.

The basis for Affiant's personal knowledge of this matter is as the drafter of the conveyance that is the subject of the Correction Instrument. A copy of this conveyance is attached to this Correction Instrument. Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Affiant is the Attorney for the Estate of Ronald Kreuger.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5392959 03/02/2018 03:33 PM Trans Fee:

Exempt #: 3 Rec. Fee: 30.00 Pages: 3

Recording Area

Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P.O. Box 348 Deerfield, WI 53531

See attached.

Parcel Identification Number (PIN)

Dated: March 1, 2018

Signed:

Peter Remmel Andrews

State of Wisconsin County of Dane

Subscribed and sworn to (or affirmed) before me this 1st day of March, 2018.

Jack Ebbott

Notary Public, State of Wisconsin My Commission is permanent

This instrument is drafted by Attorney Peter Remmel Andrews Aplin & Ringsmuth, LLC, State Bar No. 1090527



- ,			9 1.6	3 0 5 3 2 8862869
	State Bar of Wiscons PERSONAL REPRESE		KRISTI	CHLEBOWSKI
Document Number	Document	Name		E COUNTY ER OF DEEDS
THIS DEED, made between	Dale Olson		53	UMENT # 36203
as Personal Representative of	f the estate of Ronald Kreuger	("Decedent")	Tra	2017 1:42 PM ans. Fee: mpt #: 11
("Grantor," whether one or m and Julie Skjolaas	ore), and <u>Dale Kreuger, Michael</u>		1	Fee: 30.00 ages: 2
		" whether one or more).	Recording Aren	
together with the rents, Dane Coneeded, please attach addend To each Grantee as tenants in Ronald Kreuger's one/half (1)	, without warranty, the following profits, fixtures and other appounty, State of Wisconsin ("Propum):  common an undivided one/fourt /2) of the real estate described on state of Ronald Kreuger's interes	purtenant interests, in perty") (if more space is h (1/4) of the Estate of the attached Exhibit	Name and Return Address Peter R. Andrews Aplin & Ringsmuth, LLC 51 N. Main St., P O. Box 34 Decrfield, WI 53531	8
formerly occupied by Ronald Grove, Wisconsin.	Kreuger and located at 2324 Rin	den Drive in Cottage	Ceathorned G	
			This is not hon	nestead property.
Personal Representative by t immediately prior to Decede since acquired.  Dated June 22, 2017	this Deed does convey to Grante ent's death, and all of the estate	e all of the estate and interest in the	erest in the Property which the Personal F	ich Decedent had Representative has
PERSONAL REPRESENTA	TIVE:	Z ARRE	<i>\$)</i>	
* Dale Olson	(SEAL	). CONT	EQ.	(SEAL)
AUTHENT Signature(s)	CATION	AC	KNOWLEDGMENT	
		STATE OF WISCONS	IN	) ) ss.
authenticated on	•	Dane	COUNTY	)
*		Personally came before the above-named Dale		,
TITLE: MEMBER STATE (If not, authorized by Wis. S	•		ne person(s) who execu	ted the foregoing
THIS INSTRUMENT DRAF		instrument and acknowl	ledged the same.	
Aplin & Ringsmuth, LLC, A State Bar No. 1090527	tty. Peter R. Andrews	* PELOT REMINE! Notary Public, State of My Commission (is per	Andrews Wisconsin	)
NOTE: THIS IS A PERSONAL REPRESENTATIVE * Type name below signatures	(Signatures may be authenticate A STANDARD FORM. ANY MODIFI E'S DEED © 2003 STA	d or acknowledged. Both are CATIONS TO THIS FORM S TE BAR OF WISCONSIN	not necessary.) SHOULD BE CLEARLY IDI	ENTIFIED. FORM NO. 5-2003

E/11

#### Exhibit A

#### LEGAL DESCRIPTION

#### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest comer of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast comer of said quarter section; thence South along the East line thereof2459.5 feet to the centerline of a highway; thence North 58°15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223.

#### PARCEL NOS

046-0611-033-8000-0

046-0611-033-8500-5

046-0611-033-9000-8

046-0611-033-9500-3

046-0611-034-9076-7

r Statt	Bar of Wisconsin Form 1 - 2003		LICUT
1	WARRANTY DEED	KRISTI CHLEBO	
Document Number	Document Name	REGISTER OF D	
THIS DEED, made between Susan	R. Bush	DOCUMENT	#
		5393157 03/05/2018 12:	Q1 DI
nd Kreuger Quarry, LLC	("Grantor," whether one or more	7 Trans Fee: 69 Exempt #:	0.00
	("Grantee," whether one or more	<del></del>  [	.00
irantor, for a valuable consideration escribed real estate, together with t ppurtenant interests, in	he rents, profits, fixtures and othe Dane County, State of s needed, please attach addendum):  Common, an undivided	g er f	•
the attached Exhibit A.	rear estate destribed on		
		Name and Return Address Jenifer Kraemer	
		vonBriesen & Roper, s.c.	
		Ten East Doty St, Ste 900	
		Madison, WI 53703	
		See attached Exhibit A	
		Parcel Identification Number (PIN)	
municipal and zoning ordinances ar	nd agreements entered under ther	This is not homestead property.  (is) (is not)  ple and free and clear of encumbrances except:  n, recorded easements for the distribution of and covenants, general taxes levied in the year.	f ear
municipal and zoning ordinances ar	nd agreements entered under ther	(is) (is not) ple and free and clear of encumbrances except:	f ear
municipal and zoning ordinances ar utility and municipal services, record of closing, and none other.	nd agreements entered under ther	(is) (is not)  ple and free and clear of encumbrances except:  n, recorded easements for the distribution of and covenants, general taxes levied in the ye	ear
municipal and zoning ordinances ar utility and municipal services, record of closing, and none other.	nd agreements entered under ther ded building and use restrictions a	(is) (is not)  ple and free and clear of encumbrances except:  n, recorded easements for the distribution of and covenants, general taxes levied in the year of the covenants.	ear
municipal and zoning ordinances ar utility and municipal services, record of closing, and none other.  Dated March 2, 2018	nd agreements entered under ther ded building and use restrictions a	(is) (is not)  ple and free and clear of encumbrances except:  n, recorded easements for the distribution of and covenants, general taxes levied in the year of the property o	ear SEAL
municipal and zoning ordinances ar utility and municipal services, record of closing, and none other.  Dated March 2, 2018	nd agreements entered under ther ded building and use restrictions a	(is) (is not)  ple and free and clear of encumbrances except:  n, recorded easements for the distribution of and covenants, general taxes levied in the year of the property o	f ear SEAL
municipal and zoning ordinances ar utility and municipal services, record of closing, and none other.  Dated March 2, 2018  Susan R. Bush	nd agreements entered under ther ded building and use restrictions a	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the year of the distribution of the	ear SEAL
municipal and zoning ordinances ar utility and municipal services, record of closing, and none other.  Dated March 2, 2018  Susan R. Bush  AUTHENTICATI  Signature(s)	dagreements entered under ther ded building and use restrictions a second (SEAL) (SEAL) * (SEAL) (SEAL) * (SEAL)	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the	ear SEAL
nunicipal and zoning ordinances ar utility and municipal services, record of closing, and none other.  Oated March 2, 2018  Susan R. Bush  AUTHENTICATI	(SEAL)  (SEAL)  (SEAL)  *  (SEAL)  *  (SEAL)  Person	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the property of the distribution of and covenants, general taxes levied in the year of the property of the pro	ear SEAL
municipal and zoning ordinances are utility and municipal services, record of closing, and none other.  Dated March 2, 2018  Susan R. Bush  AUTHENTICATI  Signature(s)  authenticated on	(SEAL)  (SEAL)  (SEAL)  *  (SEAL)  *  (SEAL)  Person the about the second secon	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the property of the distribution of the property of the distribution of the	SEAL
nunicipal and zoning ordinances are utility and municipal services, record of closing, and none other.  Dated March 2, 2018  Susan R. Bush  AUTHENTICATI  Signature(s)  nuthenticated on  (If not,	(SEAL)  (SEAL)  (SEAL)  *  (SEAL)	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the	SEAL
nunicipal and zoning ordinances ar utility and municipal services, record of closing, and none other.  Dated March 2, 2018  Susan R. Bush  AUTHENTICATI  Signature(s)  nuthenticated on  ITTLE: MEMBER STATE BAR OF W	(SEAL)  (SEAL)  (SEAL)  *  (SEAL)	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the person of the distribution of the person of the distribution of the distribution of the distribution of the distribution of the person of the distribution of the distribution of the distribution of the person of	SEAL
nunicipal and zoning ordinances are utility and municipal services, record of closing, and none other.  Dated March 2, 2018  Susan R. Bush  AUTHENTICATI  Signature(s)  nuthenticated on  (If not,	(SEAL)  (SEAL)  (SEAL)  *  (SEAL)	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the person of the distribution of the person of the distribution of the distribution of the distribution of the distribution of the person of the distribution of the distribution of the distribution of the person of	SEAL
nunicipal and zoning ordinances are utility and municipal services, record of closing, and none other.  Dated March 2, 2018  Susan R. Bush  AUTHENTICATI  Signature(s)  Buthenticated on  ITTLE: MEMBER STATE BAR OF W. (If not, authorized by Wis. Stat. § 706.06	(SEAL)  (SEAL)	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the year	SEAL
AUTHENTICATI  Signature(s)  Intile: MEMBER STATE BAR OF W (If not, authorized by Wis. Stat. § 706.06  THIS INSTRUMENT DRAFTED BY:  Von Britsen services, record or or other.  Intile: Member State Bar of W (If not, authorized by Wis. Stat. § 706.06  THIS INSTRUMENT DRAFTED BY:  Von Britsen Repeat	(SEAL)  (SEAL)	(is) (is not)  ple and free and clear of encumbrances except:  m, recorded easements for the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of and covenants, general taxes levied in the year of the distribution of the year	SEAL

First American Title-NCS Medison
NCS-887330 MAD

#### Exhibit "A"

#### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof; thence North along said West line 1223 feet to the point of beginning.

#### Parcel B

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

Tax Parcel Nos: 046/0611-033-9000-8

046/0611-033-8500-5 046/0611-033-8000-0 046/0611-033-9500-3 046/0611-034-9076-7

#### State Bar of Wisconsin Form 1-2003 WARRANTY DEED

**Document Number** 

Document Name

THIS DEED, made between Marlene J. Kreuger, unmarried ("Grantor," whether one or more), and Marlene J. Kreuger, Trustee, or her successors in interest, of the Marlene J. Kreuger Living Trust, dated May 17, 2018, and any amendments thereto ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in <u>DANE</u> County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Grantor's 50% share of property described in attached Exhibit A.

KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 5411641

05/24/2018 01:59 PM Trans Fee:

Exempt #: 16
Rec. Fee: 30.00

Pages: 2

1	d Return Ad Johnsen S		
Atty. Jo			
8446 Excelsior Drive, Suite 102			
Madison, WI 53717			
See Li	sting on E	xhibit A	
See Li		xhibit A ntification Number (PIN)	
See Lis			
This	Parcel Iden	tification Number (PIN)	

This conveyance is exempt from transfer tax pursuant to Section 77.25(16), Wis. Stats.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: all municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, all other recorded easements and restrictions, general taxes levied in 2018 and special assessment, if any.

Morsen O. Kreuger (SE. Marlene J. Kreuger	AL)(SEAL)
(SE	AL) * (SEAL)
AUTHENTICATION	ACKNOWLEDGMENT
Signature(s) of Marlene J. Kreuger	— STATE OF WISCONSIN ) — ) ss.
nuthenticated on May 17, 2018	_· COUNTY )
John Hom THEE: MEMBER STATE BAR OF WISCONSIN	Personally came before me on, the above-named
(If not,authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
THIS INSTRUMENT DRAFTED BY: John Horn, (608) 829-2525	•
3446 Excelsior Drive, Suite 102, Madison, WI 53717	Notary Public, State of Wisconsin My Commission (is permanent) (expires:

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

WARRANTY DEED

\* Type name below signatures.

Dated May 17, 2018

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

#### **EXHIBIT A**

#### Parcel A:

The Northeast 1/4 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Part of the West 1/2 of the Southwest 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest 1/4, thence East along the North line of said quarter 1338 feet to the Northeast corner of said quarter section; thence South along the East line thereof 2459.5 feet to the centerline of a highway; thence North 58° 15' West along said centerline 558.5 feet; thence North parallel to said East line 475 feet West of said East line 1044 feet; thence West parallel to the North line of said quarter section and 1223 feet South of said North line 863 feet to the West line thereof, thence North along said West line 1223 feet to the point of beginning.

#### Parcel B:

The Southeast 1/4 of the Southwest 1/4 and the West 16 acres of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin. Excepting therefrom Certified Survey Map No. 1223 and Certified Survey Map No. 9087.

TAX ROLL PARCEL NUMBERS: 046/0611-033-8000-0, 046/0611-033-8500-5, 046/0611-033-9000-8, 046/0611-033-9500-3, and 046/0611-034-9076-7