



**N4931 2nd Avenue
Oxford, WI 53952**



**W1199 Rudy's Lane
Mecan, WI 53949**

**Three Lot Auction, Westfield, Mecan, and
Montello Wisconsin**

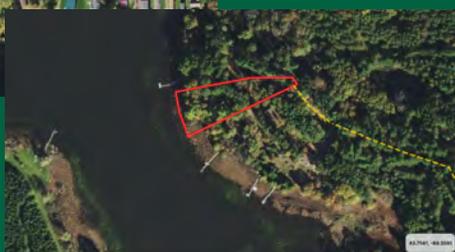
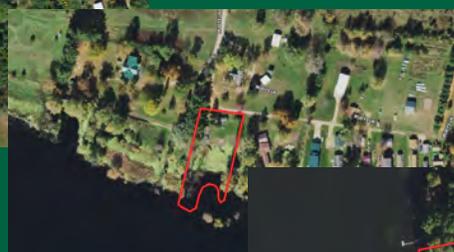
Online Only Auction October 3rd 6:00PM



**Lot 2 CSM 599 Spruce Dr
Montello, WI 53946**



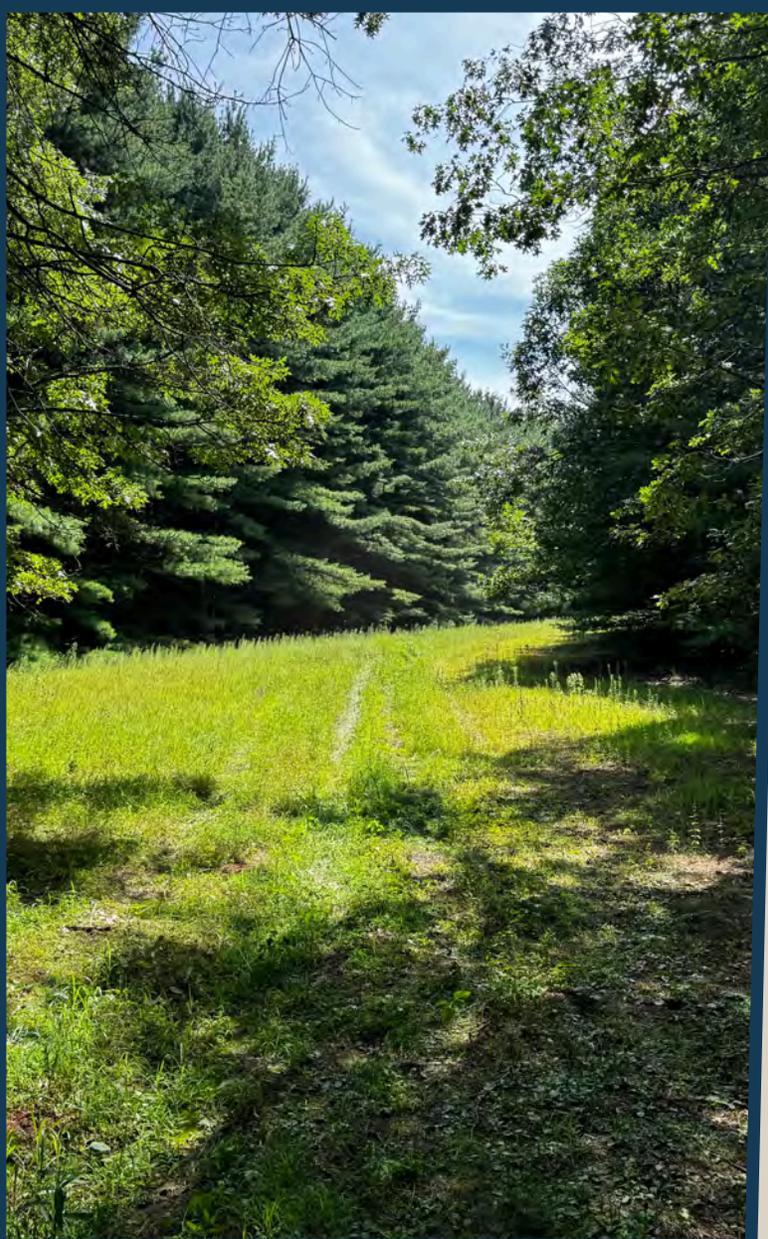
**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**



hameleauctions.com
608.697.3349



Real Estate Auction ending Oct 3rd 2024 6pm. List price is the starting auction bid. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 5% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties.

Property Preview Dates are 9-15-24 11-1pm 9-21-24 11-1pm or by Appointment.

Call or email Travis Hamele 608-697-3349 or travis@hameleauctions.com



**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**



**Midwest Lifestyle
Auctions**

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Auction Lot #1

N4931 2nd Ave. Town of Westfield Marquette County WI (Oxford)

- Parcel #028-00975-0000
- 6.17+/- Acres
- Zoning:A3(2)
- 40x45 Pole Building w/10x24 lean too on west side, 2 over head doors, one slider door, service door, electric and concrete
- Well and Septic on site (last used approx. 8 years ago when trailer was removed)
- Approx 4 acres wooded
- 2023 Taxes 770.14
- 2023 Assessment \$25,350 Land \$35,700 Improvements Total Assessment \$61,050

Auction Lot #2

W1199 Rudy's Ln Tow of Mecan Marquett County WI (Montello)

- Parcel #010-00289-000
- 1.37+/- acres
- Zoning: Recreational District (REC)
- Approx. 150ft of frontage on Puckaway Lake
- 875+/- Sq ft single wide trailer
- Bedroom 10x16, Bedroom, 6x9, Kitchen 11x13, Living 14x24, Full Bath, 3 season porch 11x27
- Utilities: LP fuel, Electric, Fiber at the road, well, septic
- Storage building/fishing shed: 11x20 & 7x14
- All furniture is included in the sale
- LP Tank is not included. LP will be prorated at closing.
- 2023 Taxes \$1175.67
- 2023 Assessment: \$40,600 Land, \$29,400 improvements Total Assessment \$70,000
- Puckaway Lake is approx. 5,039 acres with a maximum depth of approx. 5ft with average depth of 3 feet. Motor boats, pontoons are allowed on Puckaway.
- Fish in Puckaway: Channel Catfish, Largemouth Bass, Muskie, Northern Pike, Panfish and Walleye.

Auction Lot #3

Lot 2 CSM 599 Spruce Drive Town of Montello Marquette County (Montello)

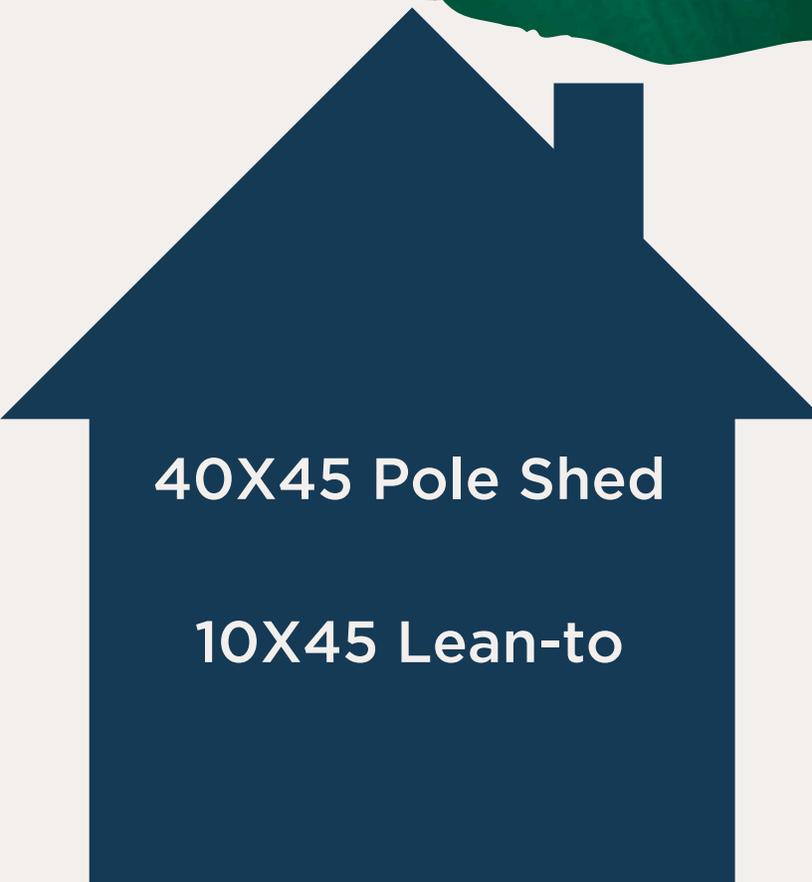
- Parcel #012-01538-0000
- .65+/- Acres
- Vacant lot
- Zoning: A3 (2)
- Utilities available are electric only
- 2023 Taxes \$136.68
- 2023 Assessment \$7,100
- Approx. 130ft of Frontage on Metcalf lake
- Metcalf Lake is approx.. 26 acres in size, approx. dept 31ft, average depth is 14ft. No Gas motors, electric motors allowed.
- Fish in Metcalf: Largemouth Bass, Northern Pike and Pan Fish.



Total Acreage: 6.17
Wooded Acres: 5

N4931 2nd Avenue
Oxford, WI 53952
Marquette County

Parcel#: 028-00975-0000
Zoning: A3



40X45 Pole Shed

10X45 Lean-to

Type:	Rural
Zoning:	Agriculture
Utilities:	Electricity
Water System:	Well on Site
Waste Disposal:	Non-Municipal/Private
Road:	Gravel, Dirt/Unpaved
Lot Description:	Rural, Horses Allowed
Features:	Wooded
Improvements:	Shed
Topography:	Level



Midwest Lifestyle Properties



Midwest Lifestyle Auctions

Three Lot Auction, Westfield, Mecan, and Montello Wisconsin Online Only Auction October 3rd 6:00 PM



N4931 2nd Avenue
Oxford, WI 53952

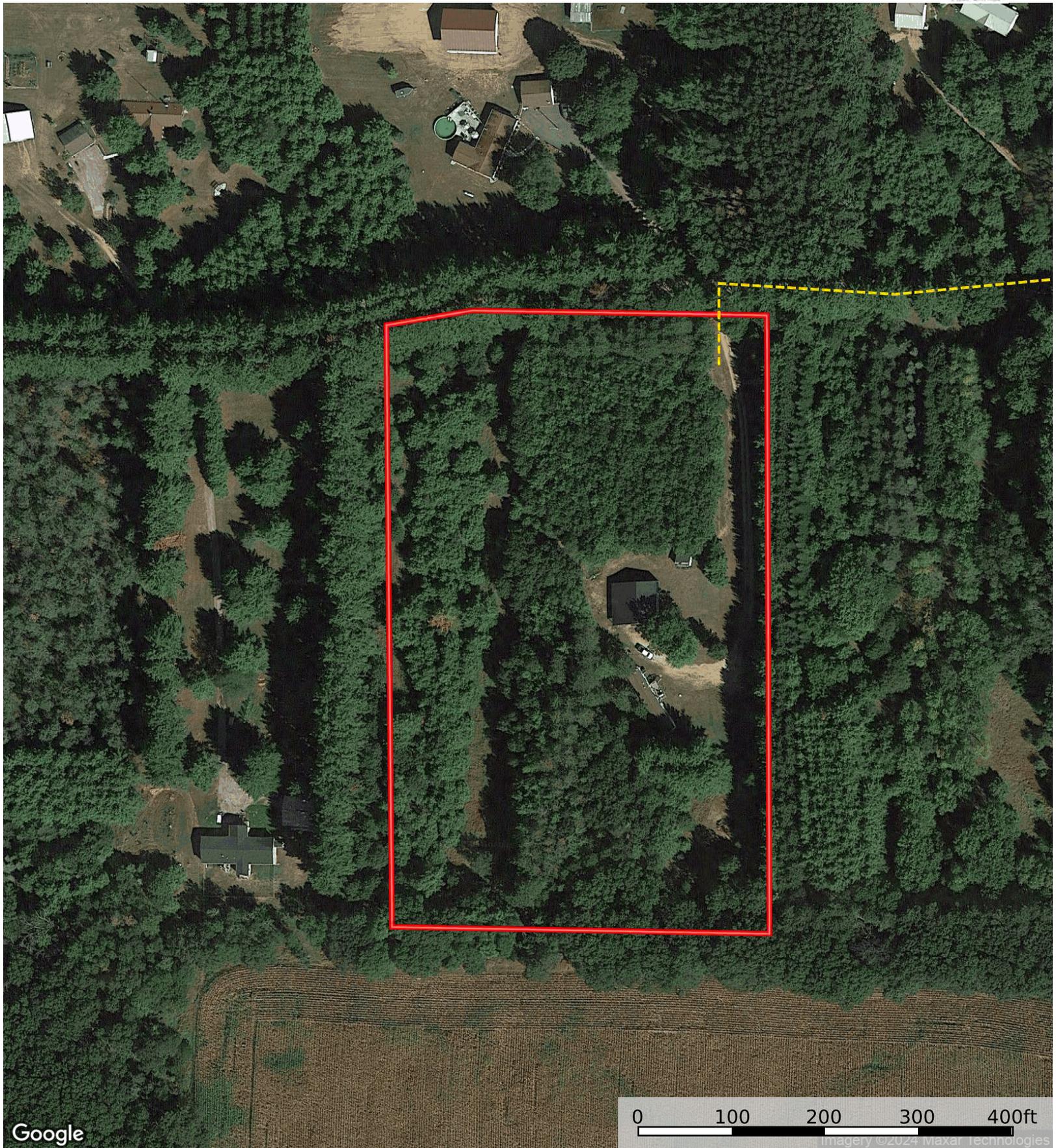
Westfield Auction Lot #1

Tucked away off of 2nd Ave, down a quiet gravel drive, sits a 6.17+/- acre buildable property with electric and water, of which approximately 4 acres are woods. Imagine driving home from a full day of work and you begin to unwind as whispering pines wave a gentle welcome, sending you on towards your new home. Your secluded country home is your retreat from a busy world. No city noise, just the quiet rustle of leaves, soft bird song and occasional visits from wildlife locals. It never gets old heading out to your 40x45 pole building with an attached 10x24 lean-to shed. You've left your mark on the building's interior design. All your toys fit and you've even made a man-cave-space to unwind and watch the big game, or a wood shop for all the projects you've been wanting to make. You've even planned a food plot that's waiting for spring to arrive. Maybe there is room for a trophy wall? That big buck mount will fit right here. The kids freely play; no stranger-danger worries here! Tree forts, ground kitchens and epic imaginative battles are waiting, here, on your slice of heaven.

Real Estate Auction ending Oct 3rd 2024 6pm. List price is the starting auction bid. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 5% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties.

Property Preview Dates are 9-15-24 11-1pm 9-21-24 11-1pm or by Appointment. Call or email Travis Hamele 608-697-3349 or travis@hameleauctions.com





Google



imagery ©2024 Maxar Technologies

--- Road / Trail □ Boundary

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2023**

TOWN OF WESTFIELD
MARQUETTE COUNTY

JOSEPH R ZEHREN
W6152 FAWN CT
MONTELLO WI 53949

ZEHREN, JOSEPH R

BILL NUMBER: 1063

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

314293 260382 260381 ACRES: 6.170
SEC 31, T 16 N, R 08 E, SE¼ of SE¼
PLAT: N/A-NOT AVAILABLE
BLOCK/CONDO: LOT 10
PART OF SE-SE BEING PART OF LOT 10 OF A POS 6.17A

Property Address: N4931 2ND AVE

Parcel #: 028-00975-0000
Alt. Parcel #: 2831160844010

Assessed Value Land 25,350	Ass'd. Value Improvements 35,700	Total Assessed Value 61,050	Ave. Assmt. Ratio 0.9516	Net Assessed Value Rate (Does NOT reflect credits) 0.013392281
Est. Fair Mkt. Land 26,600	Est. Fair Mkt. Improvements 37,500	Total Est. Fair Mkt. 64,100	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$63.75

Taxing Jurisdiction	2022		2023		2022 Net Tax	2023 Net Tax	% Tax Change
	Est. State Aids Allocated Tax Dist.		Est. State Aids Allocated Tax Dist.				
MARQUETTE COUNTY	52,150		70,866		384.73	387.76	0.8%
TOWN OF WESTFIELD	112,834		156,629		127.33	112.82	-11.4%
WESTFIELD SCH DIST	653,401		603,295		230.59	274.56	19.1%
MADISON AREA MATC	101,386		101,787		41.97	42.46	1.2%
Total		919,771		932,577	784.62	817.60	4.2%
					41.65	47.46	13.9%
					742.97	770.14	3.7%

**First Dollar Credit
Lottery & Gaming Credit
Net Property Tax**

Make Check Payable to:

TREASURER
TOWN OF WESTFIELD
PO BOX 157
WESTFIELD WI 53964
(608) 296-2979

Full Payment Due On or Before January 31, 2024
\$770.14

Or First Installment Due On or Before January 31, 2024
\$385.07

And Second Installment Payment Payable To
COUNTY TREASURER
JODY MYERS
77 WEST PARK ST, ROOM 102
MONTELLO WI 53949-9366

And Second Installment Due On or Before July 31, 2024
\$385.07

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

Net Property Tax

770.14

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2024

\$ 770.14

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

PLEASE RETURN LOWER PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 1063
Parcel #: 028-00975-0000
Alt. Parcel #: 2831160844010

Total Due For Full Payment \$770.14
Pay to Local Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$385.07 BY January 31, 2024	2ND INSTALLMENT Pay to County Treasurer \$385.07 BY July 31, 2024
---	---

Check For Billing Address Change.

JOSEPH R ZEHREN
W6152 FAWN CT
MONTELLO WI 53949

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

Ordered By:

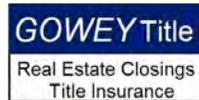
United Country Midwest Lifestyle
Properties
Travis Hamele



GOWEY Abstract & Title Company, Inc.
Search and Hold

SCHEDULE A

Direct inquiries to:



Gowey Abstract & Title Company, Inc.
W2958 State Road 23; PO Box 117, Montello, WI 53949
Phone: 608-297-2789
Office Email: Montello@GoweyTitle.com

Offices in: Adams-Friendship, Antigo, Ashland, Chippewa Falls, Crandon, Eagle River, Eau Claire, Fond du Lac, Hayward, Hudson, Marshfield, Medford, Minocqua, Montello, Neillsville, Oshkosh, Park Falls, Phillips, Rhinelander, Ripon, Spooner, Stevens Point, Superior, Tomahawk, Waupaca, Wausau, Wisconsin Rapids

Title Insurer: **(Preliminary)**
File Number: **248543**
County: **Marquette**
Commitment Date: **August 08, 2024 at 4:30 PM**

1. Policy or Policies to be issued:

(a) No Owner's Policy Amount: **NONE**

Purchaser(s): **Any Legally Qualified Purchaser**

(b) No Loan Policy Amount: **NONE**

Proposed Insured: **N/A**

2. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment, as of the commitment date hereof, is vested in:

Joseph R. Zehren

3. The land referred to in this Commitment is described in attached Addendum/Exhibit A.

File Number: **248543**

ADDENDUM/EXHIBIT A

A parcel of land being a part of the South One-half of the Southeast Quarter (S1/2-SE1/4), Section Thirty-one (31), Township Sixteen (16) North, Range Eight (8) East, Town of Westfield, Marquette County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 31; thence North 0° 21' 19" West, along the East line of the SE1/4 of said Section 31 (centerline of Second Avenue) 665.285 feet to a point on a line 33.00 feet South of and parallel to the Southerly line of the property described in Volume 97 on Page 81; thence North 89° 24' 29" West, along said parallel line 688.93 feet to the Point of Beginning; thence continuing North 89° 24' 29" West, a distance of 316.07 feet; thence South 78° 39' 05" West, a distance of 91.80 feet; thence South 0° 21' 19" East, a distance of 644.45 feet to the South line of the SE1/4 of said Section 31; thence South 89° 18' 45" East, along said South line 406.21 feet to the Southwest corner of a certified survey map; thence North 0° 21' 19" West, along the West line of said certified survey map and its Northerly extension 664.125 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress over part of the S1/2-SE1/4, Section 31, Township 16 North, Range 8 East, Town of Westfield, Marquette County, Wisconsin, described as follows: commencing at the Southeast corner of the SE1/4 of said Section 31; thence North 0° 21' 19" West, along the East line of said SE1/4 632.28 feet to a point, 66.01 feet South of the Southeast corner of the lands described in Volume 97 on Page 81 as measured along the East line of said SE1/4 and the Point of Beginning; thence North 89° 24' 29" West, a distance of 1002.09 feet; thence South 78° 39' 05" West, a distance of 155.08 feet; thence North 89° 24' 29" West, a distance of 753.06 feet; thence South 0° 36' 07" East, a distance of 597.05 feet to the South line of the SE1/4 of said Section 31; thence North 89° 18' 45" West, along said South line 66.02 feet; thence North 0° 36' 07" West, a distance of 662.95; thence South 89° 24' 29" East, a distance of 813.54 feet; thence North 78° 39' 05" East, a distance of 155.08 feet; thence South 89° 24' 29" East, a distance of 1007.90 feet to the East line of the SE1/4 of said Section 31 (this point also being the Southeast corner of the property described in Volume 97 on Page 81); thence South 0° 21' 19" East along said East line 66.01 feet to the Point of Beginning.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 028-00975-0000

Property Address: N4931 2nd Avenue
Oxford, WI 53952

SCHEDULE B - SECTION 1 Requirements

All of the following requirements must be complied with:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- C. Payment to the Company of the premiums, fees, and charges for the policy.
- D. Proper instruments creating the estate or interest to be insured must be executed and duly filed for record, to wit:

If transaction is a sale, Deed in recordable form from title holder as shown on Schedule A, paragraph 2, to Proposed Insured. Said deed should indicate that the property is non-homestead, identify the grantor as single, or be joined in by grantor's spouse.

- E. Estate.** Gowey Title has been informed that one of the parties to this transaction may be deceased. However, nothing has been recorded in the Register of Deed's real estate records reflecting that. If true, please contact Gowey Title for an insurable method to clear said decedent's interest.
- F. Full Value Requirement.** The amount of insurance must be increased to reflect the full value of the estate being insured. Additional title premium will also be due commensurate therewith.

SCHEDULE B - SECTION 2

Exceptions from Coverage

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

The policy or policies issued will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will contain exceptions as set forth below unless the same are disposed of to the satisfaction of the Company and expressly set forth commensurate therewith:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens or deferred charges not shown on the tax roll for installations and connections of water and sewer laterals, mains and service pipes.
4. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the Land; and any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due or payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.
10. General Taxes and assessments for the current year, not yet due and payable.
11. Rights of the public in any portion of the subject premises lying within the limits of any public highway, street, or road. The policy will also be subject to any existing easements in that portion of the subject premises which was part of any vacated public highway, street, alley or road.
12. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to land cut off by a change in the course of the water body (avulsion); or ownership of artificially filled land.
13. Homestead, marital property or other rights of the spouse of the insured, if any, or rights of third parties claiming against, under or through said spouse. This exception does not apply to and is hereby deleted from the loan policy herein, if applicable.
- 14. 2023 Real Estate Taxes** in the total amount of \$770.14 - Paid in Full.
- 15. Easement Terms, Conditions, Provisions, and Encumbrances** pertaining to the Insured Easement as set forth on Addendum/Exhibit A. It is also stipulated that nothing herein is to be construed as insuring the exact location of said easement; nor shall it be construed that said easement premises is open and unobstructed.
- 16. Ingress/Egress Easement** as set forth in that document recorded May 21, 1979 in Volume 176 on Page 538, as Document No. 140680.
- 17. Restrictions** as set forth in that document recorded May 21, 1979 in Volume 176 on Page 538, as Document No. 140680.

File Number: **248543**

SCHEDULE B - SECTION 2
Continued

- 18. Septic Tank Maintenance Agreement** as set forth in that document recorded March 6, 2006 in Volume 564 on Page 502, as Document No. 262384.
- 19. Utility Easement** in favor of Marquette-Adams Telephone Cooperative as recorded June 7, 2011 in Volume N/A on Page N/A, as Document No. 287325.

END OF EXCEPTIONS

Each exception shown above expressly includes, and is subject to ALL terms and provisions as contained in the document referred to by reference. See recorded documents for said terms and provisions

GOWEY ABSTRACT & TITLE COMPANY INC.



Michael S. Brandner

AS/smm

Gowey Abstract & Title Company, Inc.
PRIVACY POLICY

Use of Information – We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. We may store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect to any and all other parties we deem necessary. However, at no time will we sell any information provided.

314293

TERMINATION OF DECEDENT'S INTEREST

DECEDENT'S NAME Cynthia A. Heide	DATE OF DEATH August 26, 2018
DECEDENT'S ADDRESS AT DATE OF DEATH W6152 Fawn Court	CITY STATE ZIP Montello, WI 53949

DOCUMENT NUMBER 314293
 Marquette County
 Bette L. Krueger
 Register of Deeds
 Recorded on 10/22/2018
 at 04:20 PM
 Transfer fee \$0.00
 Exempt 77.25(11)

THE INTEREST OF THE DECEDENT IN THE PROPERTY LEGALLY DESCRIBED HEREIN IS TERMINATED PURSUANT TO THE FOLLOWING WISCONSIN STATUTE AND TRANSFERRED AS PROVIDED BY STATUTES:

- 867.045 – real property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate.
- 867.046 - property of a decedent specified in a marital property agreement, survivorship marital property; a third party confirmation; or a nonprobate transfer on death as described in 705.10(1) or 705.15.

Recording Area

Name and Return Address:

Charles F. Church, Attorney at Law
 PO Box 160
 Montello, WI 53949

DOCUMENT UNDER WHICH DECEDENT'S INTEREST IN THE PROPERTY IS NOW TERMINATED –

Copy(ies) of which is/are attached:

Recorded Document No. 260382 Volume 555 Page 585

- Deed Transfer on Death Land Contract Mortgage
- Other _____

Unrecorded Document:

- Marital Property Agreement Other _____

028-00975-0000

Parcel Identification Number:

SEND TAX STATEMENT TO:

Joseph R. Zehren
 W6152 Fawn Ct.
 Montello, WI 53949

DESCRIPTION OF THE PROPERTY TRANSFERRED (check all that apply):

- REAL PROPERTY - legal description as set forth in the attached/referenced and previously recorded document
- REAL PROPERTY - current legal description *if different* than the foregoing document
- NON-REAL PROPERTY – property identified in the attached document, inc. digital property, bank accounts and securities

<p>Name(s) and address of owner(s) of the property immediately after the decedent's death; <u>attach additional names & addresses if more than one owner.</u></p> <p>Joseph R. Zehren W6152 Fawn Ct. Montello, WI 53949</p>	<p>Interest of the signer of this document in the property:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> joint tenant <input type="checkbox"/> remainder person if a life estate <input type="checkbox"/> mortgagee <input type="checkbox"/> land contract vendor <input type="checkbox"/> decedent's spouse <input type="checkbox"/> beneficiary of a marital property agreement <input type="checkbox"/> beneficiary of a transfer under 705.10(1) or 705.15 <input type="checkbox"/> other: _____
---	---

DECLARATION: To the best of undersigned's knowledge and belief, the undersigned declares that this document is true, accurate, complete and in conformity with the provisions and limitations of the Wisconsin Statutes.

DATE: October 22, 2018

DECLARANT SIGNATURE

X *Joseph R. Zehren*
 PRINT NAME: Joseph R. Zehren

ACKNOWLEDGMENT

STATE OF WISCONSIN _____)
 COUNTY OF MARQUETTE _____)

Signed and sworn to (or affirmed) before me on October 22, 2018
 by Joseph R. Zehren

Charles F. Church

Print Name: Charles F. Church
 Notary Public, State of Wisconsin _____
 My Commission (is permanent) (expires _____).

THIS DOCUMENT WAS DRAFTED BY:

Charles F. Church

CHARLES F. CHURCH
NOTARY PUBLIC
STATE OF WISCONSIN

260382

QUIT CLAIM DEED

Cynthia A. Heide, a single person, quit-claims to Cynthia A. Heide and Joseph R. Zehren, a single person, as joint tenants, the following described real estate in Marquette County, State of Wisconsin:

Marquette Register of Deeds
Received for record
on 11/14/2005
at 09:45 AM
and recorded in vol. 555
of records page 585
Document Number: 260382

See attached Addendum A.

Dennie M. Wegner

TRANSFER
\$14.40
FEE

Rental
Weatherization

W-9
EXEMPT

Return to: Smiley Law Office
P.O. Box 361
Portage, WI 53901
874-70
\$13.00
CENTRAL WISCONSIN TITLE
P.O. BOX 117
MONTELLO, WI 53949
CWm-13063
Tax Parcel No: 28-31-16-08-44010

This is homestead property.

Dated this 17th day of October ~~November~~, 2005.

Cynthia A. Heide (SEAL)
Cynthia A. Heide

AUTHENTICATION

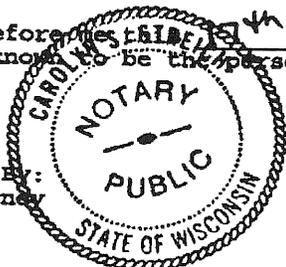
Signature of Cynthia A. Heide authenticated this _____ day of November, 2005.

William A. Smiley, Attorney
Title: Member State Bar of Wisconsin

ACKNOWLEDGMENT

State of Wisconsin)
Marquette) ss.
County of Columbia)

Personally came before me on 17th day of October, 2005 the above-named Cynthia A. Heide to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.



Carolyn S. Strich
Notary Public, State of Wisconsin
My commission expires 9/2/2006

This Instrument Drafted By:
William A. Smiley, Attorney
Smiley Law Office
Portage, WI 53901

VOL 555 PAGE 585

VOL 555 PAGE 586

ADDENDUM A

Legal description

A parcel of land being a part of the S½ of the SE¼ of Section 31, Township 16 North, Range 8 East, bounded and described as follows: Commencing at the SE corner of said Section 31; thence N00°21'19"W, along the east line of the SE¼ of said Section 31 (centerline of Second Avenue) 665.285 feet to a point on a line 33.00 feet south of and parallel to the southerly line of the property described in Volume 97, page 81, in the Marquette County Registry; thence N89°24'29"W, along said parallel line 688.93 feet to the point of beginning; thence continuing N89°24'29"W, a distance of 316.07 feet; thence S78°39'05"W, a distance of 91.80 feet; thence S00°21'19"E, a distance of 644.45 feet to the south line of the SE¼ of said Section 31; thence S89°18'45"E, along said south line 408.21 feet to the southwest corner of a certified survey map; thence N00°21'19"W, along the west line of said certified survey map and its northerly extension, 664.125 feet to the point of beginning.

Reserving therein the following described lands for an easement for ingress and egress purposes: Commencing at the southeast corner of said Section 31; thence N00°21'19"W along the east line of the SE¼ of said Section 31 (centerline of Second Avenue) 665.285 feet to a point on a line 33.00 feet south of and parallel to the southerly line of the property described in Volume 97, page 81, in the Marquette County Registry, thence N89°24'29"W, along said parallel line 688.93 feet to the point of beginning; thence continuing N89°24'29"W, a distance of 316.07 feet; thence S78°39'05"W, a distance of 91.80 feet; thence S00°21'19"E, a distance of 33.62 feet; thence N78°39'05"E, a distance of 94.78 feet; thence S89°24'29"E, a distance of 313.16 feet; thence N00°21'19"W, a distance of 33.005 feet to the point of beginning.

Also reserving for the owners of property in the S½ of the SE¼ of Section 31, Township 16 North, Range 8 East and the NW Fr ¼ of the NE¼ of Section 6, Township 15 North, Range 8 East, excepting therefrom lands recorded in Volume 97, page 81, in the Marquette County Registry, and excepting lands described in Certified Survey Map No. 383 recorded in Volume 2, page 176, Document No. 136329, in the Marquette County Registry, an easement for the purpose of ingress and egress over and across the following described property: Commencing at the southeast corner of the SE¼ of said Section 31; thence N00°21'19"W, along the east line of said SE¼, 632.28 feet to a point 66.01 feet south of the southeast corner of the lands described in Volume 97, page 81 of the Marquette County Registry as measured along the east line of said SE¼ and the point of beginning; thence N89°24'29"W, a distance of 1002.09 feet; thence S78°39'05"W, a distance of 155.08 feet; thence N89°24'29"W, a distance of 753.06 feet; thence S00°36'07"E, a distance of 597.05 feet to the south line of the SE¼ of said Section 31; thence N89°18'45"W, along said south line 66.02 feet; thence N00°36'07"W, a distance of 662.95 feet; thence S89°24'29"E, a distance of 813.54 feet; thence N78°39'05"E, a distance of 155.08 feet; thence S89°24'29"E, a distance of 1007.90 feet to the east line of the SE¼ of said Section 31 (this point also being the southeast corner of the property described in Volume 97, page 81, of the Marquette County Registry); thence S00°21'19"E, along said east line 66.01 feet to the point of beginning.

LESS AND EXCLUDING that part previously dedicated for road right-of-way (Second Avenue)

140680

VOL. 176 PAGE 538

THIS DEED, made between Arden F. Bandt and Jon P. Wilcox,

REGISTER'S OFFICE,

Marquette County, Wis.

Grantor John E. Holland and Kathleen Holland, husband and wife, as joint tenants,

Received for Record, the 21 day of May, A. D. 1979 at 9:00 o'clock A.M., and recorded in Vol. 176 of Records on page 538

Grantee, Witnesseth, That the said Grantor, for a valuable consideration

Bernie M. Leleger Register

conveys to Grantee the following described real estate in: Marquette County, State of Wisconsin:

RETURN TO

Lot 10

A parcel of land being a part of the S 1/2 of the SE 1/4 of Sec. 31, Twp. 16 N., R. 8 E., bounded and described as follows: Commencing at the SE corner of said Sec. 31; thence N. 0° 21' 19" W. along the East line of the SE 1/4 of said Sec. 31 (centerline of Second Avenue) 665.285 feet to a point on a line 33.00 feet South of and parallel to the Southerly line of the property described in Vol. 97, page 81, in the Marquette County Registry; thence N. 89° 24' 29" W. along said parallel line 688.93 feet to the point of beginning; thence continuing N. 89° 24' 29" W. a distance of 316.07 feet; thence S. 78° 39' 05" W. a distance of 91.80 feet; thence S. 0° 21' 19" E. a distance of 644.45 feet to the South line of the SE 1/4 of said Sec. 31; thence S. 89° 18' 45" E. along said South line 406.21 feet to the SW corner of a certified survey map; thence N. 0° 21' 19" W. along the West line of said certified survey map and its Northerly extension 664.125 feet to the point of beginning, and containing 6.17 acres of land, more or less.

W, R, K + R. \$ 3.00 PA
Tax Key No. _____

Reserving therein the following described lands for an easement for ingress and egress purposes: Commencing at the SE corner of said Sec. 31; thence N. 0° 21' 19" W.

This is not homestead property.
(is) (is not)

(Continued, over)

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And Arden F. Bandt and Jon P. Wilcox

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except restrictions, easements and ordinances of record, if any, **TRANSFER**

and will warrant and defend the same.

\$ 7.00
FEE

Dated this 14th day of May, 19 79.

_____(SEAL)
* _____
_____(SEAL)
* _____

Arden F. Bandt (SEAL)
* Arden F. Bandt
Jon P. Wilcox (SEAL)
* Jon P. Wilcox

AUTHENTICATION

Signatures authenticated this _____ day of _____, 19 _____

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
MARQUETTE County. }
Personally came before me, this 14th day of May, 1979, the above named Arden F. Bandt and Jon P. Wilcox.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

This instrument was drafted by

Wilcox, Rudolph, Kubasta & Rathjen
Wautoma, WI

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

Clair E. Quinn
Notary Public, Marquette County, Wis.
My Commission is permanent. (If not, state expiration date) May 20, 19 79.

*Names of persons signing in any capacity must be typed or printed below their signatures.

140680

(Description, continued:)

along the East line of the SE 1/4 of said Sec. 31 (centerline of Second Avenue) 665.285 feet to a point on a line 33.00 feet South of and parallel to the Southerly line of the property described in Vol. 97, page 81, in the Marquette County Registry; thence N. 89° 24' 29" W. along said parallel line 688.93 feet to the point of beginning; thence continuing N. 89° 24' 29" W. a distance of 316.07 feet; thence S. 78° 39' 05" W. a distance of 91.80 feet; thence S. 0° 21' 19" E. a distance of 33.62 feet; thence N. 78° 39' 05" E. a distance of 94.76 feet; thence S. 89° 24' 29" E. a distance of 313.16 feet; thence N. 0° 21' 19" W. a distance of 33.005 feet to the point of beginning.

Also reserving for the owners of property in the S 1/2 of the SE 1/4 of Sec. 31, Twp. 16 N., R. 8 E. and the NW Fr. 1/4 of the NE 1/4 of Sec. 6, Twp. 15 N., R. 8 E., excepting therefrom lands recorded in Vol. 97, page 81, in the Marquette County Registry, and excepting lands described in Certified Survey Map No. 383 recorded in Vol. 2, page 176, Doc. No. 136329, in the Marquette County Registry, an easement for the purpose of ingress and egress over and across the following described property: Commencing at the Southeast corner of the SE 1/4 of said Sec. 31; thence N. 0° 21' 19" W. along the East line of said SE 1/4, 632.28 feet to a point 66.01 feet South of the SE corner of the lands described in Vol. 97, page 81, of the Marquette County Registry as measured along the East line of said SE 1/4 and the point of beginning; thence N. 89° 24' 29" W. a distance of 1002.09 feet, thence S. 78° 39' 05" W. a distance of 155.08 feet, thence N. 89° 24' 29" W. a distance of 753.06 feet, thence S. 0° 36' 07" E. a distance of 597.05 feet to the South line of the SE 1/4 of said Sec. 31, thence N. 89° 18' 45" W. along said South line 66.02 feet, thence N. 0° 36' 07" W. a distance of 662.95 feet, thence S. 89° 24' 29" E. a distance of 813.54 feet, thence N. 78° 39' 05" E. a distance of 155.08 feet, thence S. 89° 24' 29" E. a distance of 1007.90 feet to the East line of the SE 1/4 of said Sec. 31 (this point also being the SE corner of the property described in Vol. 97, page 81, of the Marquette County Registry), thence S. 0° 21' 19" E. along said East line 66.01 feet to the point of beginning.

Less and excluding that part previously dedicated as road right-of-way (Second Avenue). Public utilities will have a right-of-way on and over the 66-foot easement above described.

Restrictions

1. This land can never be subdivided into smaller parcels;
2. There will not be placed on the property mobile homes smaller than 14 x 70 feet.

Tract	Grantee	Grantor

262384 SEPTIC TANK MAINTENANCE AGREEMENT

Marquette Register of Deeds
Received for record
on 03/06/2006
at 12:40 PM
and recorded in vol. 564
of records page 502
Document Number: 262384

Bernie M. Wegner

RE: Lands in Marquette County, Wisconsin further described as follows:

SE 1/4 SE 1/4 Section 31 Town 16 N, Range 8 E

Government Lot _____, Town Westfield

Lot 10 Block _____ Plat/Subdivision _____

Certified Survey Map No. _____

Site address / fire number 114931
2nd AVE

028-00975-0000
Parcel Identification Number (PIN) 81100
Return to Zoning Department

I Cynthia Heide & Joseph Zehner being the owner of the above described property, acknowledge that I
Name

have been informed of the septic system maintenance requirements outlined in Section 12.1007 of the Marquette County Sanitary Ordinance.

I understand that it is my obligation to submit to Marquette County a certification form (to be provided by the County) every 3-years, signed by the property owner and a master plumber, journeyman plumber, restricted plumber, or a licensed septage hauler. The form shall require certification of the following:

- a) That the on-site wastewater disposal system is in proper operating condition.
- b) That after inspection, and after pumping (if necessary), the septic tank is functioning properly and is less than 1/3 full of sludge and scum.

I further acknowledge that this agreement is required to obtain a sanitary permit for the installation of a septic system in Marquette County and is binding on any future owners, heirs, and assignees of this property.

I have been informed that failure to comply with this agreement is subject to enforcement action and penalties as authorized under Section 12.1011 of the Marquette County Sanitary Ordinance

Executed at Oxford, this 25th day of February, 2006

Owner(s) Joseph Zehner
Signature(s)

STATE OF WISCONSIN)
COUNTY) s.s.

Personally came before me this 25th day of Feb, 2006 the above named

Joseph Zehner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public (SEAL)
State of Wisconsin
William D. Kolodziej

William D. Kolodziej
Notary Public, Portage County, Wisconsin
My Commission expires 5-10-09

2

287325

DOCUMENT NO.

CONVEYANCE OF EASEMENT

FOR A VALUABLE CONSIDERATION OF _____ Dollars
Cynthia A. Heide and Joseph R. Zehren, as joint tenants
N4931 2nd Ave

DOCUMENT NUMBER 287325
Marquette County
Bette L. Krueser
Register of Deeds
Recorded on 06/07/2011
at 10:40 AM

Oxford, WI 53952, for themselves
their HEIRS, SUCCESSORS AND ASSIGNS, ("GRANTOR")
hereby grants and conveys to Marquette Adams Telephone Coop, Inc.
a Corporation, its successors and assigns ("GRANTEE"), for a valuable
consideration, an easement to construct, use, maintain, operate,
repair, and/or remove its facilities consisting of underground
cables and wires, above ground equipment, and for appurtenances for
communication purposes upon, in, under, above, across,
and along that certain real property in the Town OF: Westfield
Marquette COUNTY, STATE OF WISCONSIN described as
follows.

RETURN TO:
Marquette Adams Telephone Coop, Inc
113 N. Oxford St.
P.O. Box 45
Oxford, WI 53952

A strip of land, One (1) rod in width, the centerline of which will be the first cable
place thereunder, SEE ATTACHMENT A, route of said strip is generally known and
agreed to on the property described as:

PIN: 028-00975-0000

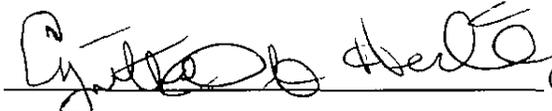
Part of the SE1/4 - SE1/4 of Section 31, Township 16 North, Range 8 East, Town of Westfield, Marquette
County, Wisconsin, as more particularly described in Volume 555 of Records, page 585, as Document No.
260382, A/K/A Lot 10 of an unrecorded plat.

The Grantee, for itself, its successors and assigns, agrees that it will pay the reasonable value of
any crops destroyed, and other actual physical damage done to the property of the grantor(s), their
heirs, successor and assigns, arising at any time out of the exercise by it of the rights herein granted

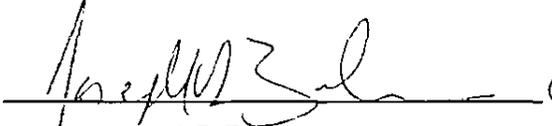
The Grantee, its successors and assigns, shall have the right of ingress to, and egress from, the land of
the Grantor for the purpose of exercising the rights herein granted, and the right to cut down and control
the future growth of all trees and brush which may, in the Grantee's judgment, interfere with the use of
said easement, with prior approval of the Grantor.

The Grantor covenants not to erect any structure upon the aforesaid real property that would interfere
with Grantee's use of said easement and this covenant shall be binding upon Grantor's successors and
assigns.

DATED: 4-16-2011

 (SEAL)
Cynthia A. Heide
Name typed or printed

Exchange 296.3 NW

 (SEAL)
Joseph R. Zehren
Name typed or printed

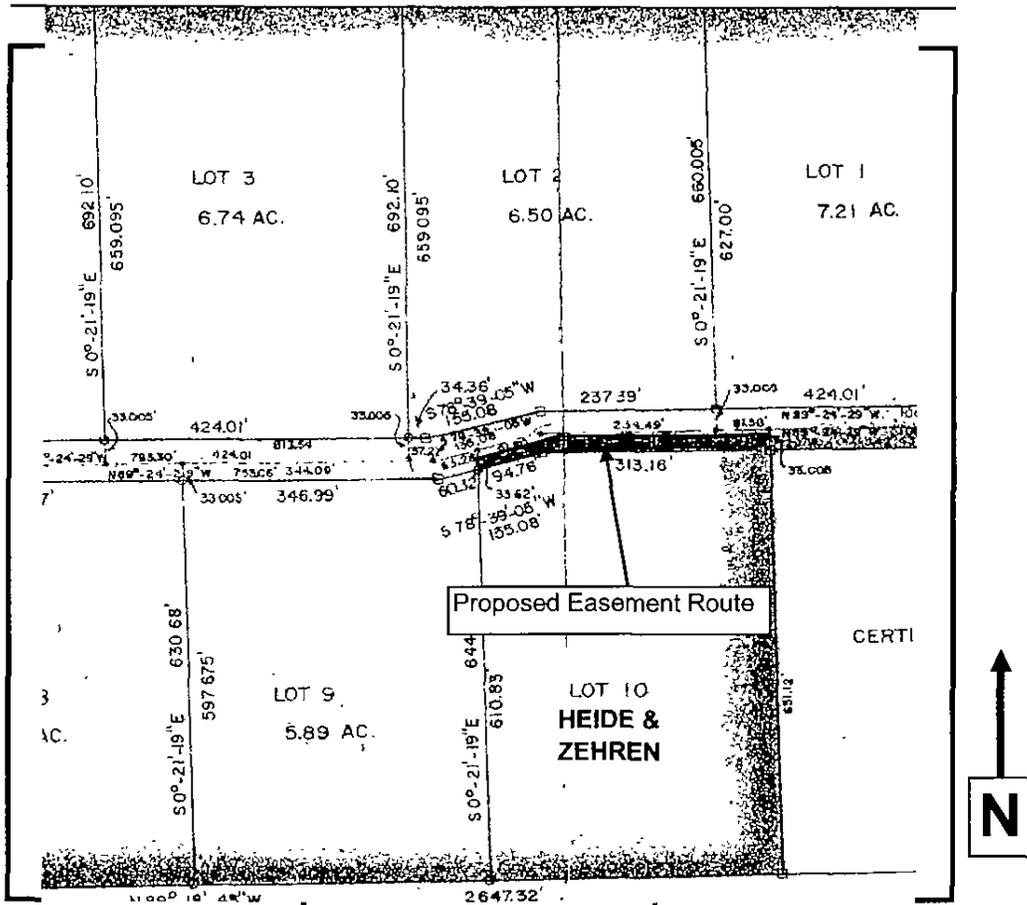
WO# WIMA - 20.1

County of: Marquette

State of: Wisconsin

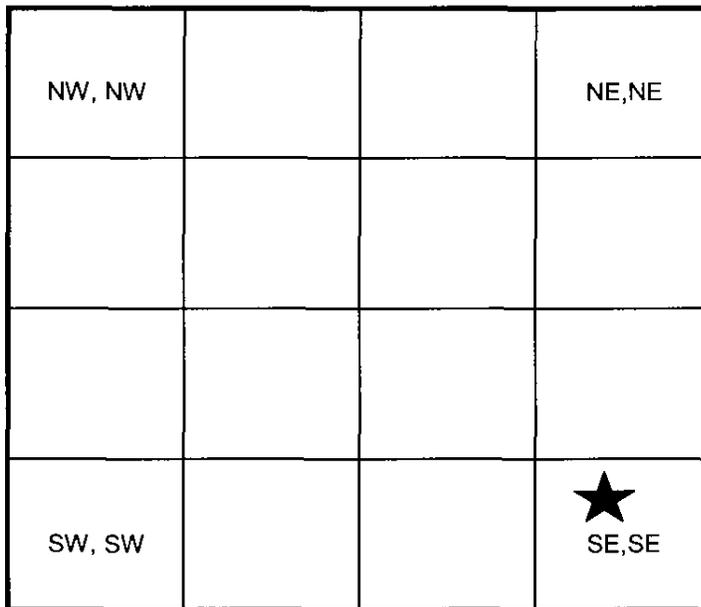
On 4-16-2011, before me, the undersigned, a Notary Public in and for said State, personally
appeared Cynthia A. Heide and Joseph R. Zehren
known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged
to me that they executed the same.

ATTACHMENT A



DETAIL

NOT TO SCALE



DETAIL

NOT TO SCALE



Bedrooms: 2
 Full Bathrooms: 1
 Half Baths: 0

W1199 Rudy's Lane
 Montello, WI 53949
 Marquette County

Year Built: 1984
 Est Acres: 1.37
 Full Garage Stalls: 0
 Total Finished SQ FT: 875



Living/Great Room: M 14X24
 Kitchen: M 11X13
 Primary Bedroom: M 10X16
 2nd Bedroom: M 6X9
 Screened Porch M 11X27

Lake
 Puckaway

Type: 1 Story Manufactured
 Architecture: Other
 Primary Bed Bath: None
 Basement: None
 Garage: None
 Exterior: Aluminum/Steel, Wood, Other
 Lot Description: Rural not in Subdivision, In Flood Plain, Subject Shoreland
 Fuel: Liquid Propane
 Heating/Cooling: Forced Air, Wall Furnace
 Waste/Water: Well, Private Disposal
 Driveway: Paved
 Exterior Features: Storage Building
 Included: Furniture and Appliances
 Waterfront: Has Actual Water Frontage, Lake



Midwest
 Lifestyle
 Properties



Midwest
 Lifestyle
 Auctions

Three Lot Auction, Westfield, Mecan, and Montello Wisconsin Online Only Auction October 3rd 6:00 PM



W1199 Rudy's Lane
Montello, WI 53949

Mecan Auction Lot#2

The weekend has arrived, and you're ready to turn off your phone, set some lines and enjoy some sunshine and family time! Rudy's Lane loops around and guides you gently into your driveway. A quick look at the outside of the 11x20 storage shed and you're assured there's enough campfire wood to keep your little campers quiet, enjoying smores, twinkling stars, and bullfrog lullabies. You make a mental note to check the 7x14 fish cleaning shed. Those masked bandits figured out the door again. Fishing scrap clean-up crew will have some new procedures to perform after this latest security breach. The truck finds its weekend resting place and everyone pitches in unpacking and heading into the 850+/- sq. ft. single wide trailer complete with furnishings! This retreat home is an easy keeper and makes no demands. The gang instantly occupies the three-season porch with fishing gear and makes their way towards the 150 ft of Puckaway Lake frontage. Everyone has an opinion on how what to do there, but that's for another day. Mom unloads the groceries and starts supper while the family plots the next fishing adventure. Who will get a bass, sunny, northern or walleye? Memories of the winter's Puckaway Lake ice fishing fun spark a friendly contest. A seemingly endless game of Uno comes to a close as the rosy sunset glow gives a nod to the evening campfire ritual. Smiling faces all around, and you smile too, knowing you've got the world by the tail. And tomorrow morning there will be homemade pancakes here on Rudy's Lane.

Real Estate Auction ending Oct 3rd 2024 6pm. List price is the starting auction bid. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 5% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties.

Property Preview Dates are 9-15-24 11-1pm 9-21-24 11-1pm or by Appointment. Call or email Travis Hamele 608-697-3349 or travis@hameleauctions.com





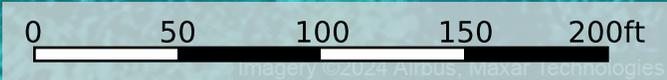
--- Road / Trail □ Boundary



- Road / Trail
- Boundary
- Wetlands
- Riparian



Google



- Road / Trail
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2023

TOWN OF MECAN
 MARQUETTE COUNTY

JOSEPH R ZEHREN
 W6152 FAWN CT
 MONTELLO WI 53949

BILL NUMBER: 283

IMPORTANT: · Correspondence should refer to parcel number.
 · See reverse side for important information.
 · Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 315754 261837 178083 ACRES: 1.370
 SEC 20, T 15 N, R 11 E, SE¼ of NW¼ GL3
 PLAT: 0078-MECAN ASSESSOR'S PLAT NO 5
 BLOCK/CONDO: LOT 11
 ASSESSORS PLAT NO 5 PART OF LOT 11 150FT
 FRONTAGE 1.37A

Property Address: W1199 RUDYS LN

Parcel #: 010-00289-0000
Alt. Parcel #: 1000151102810

Assessed Value Land 40,600	Ass'd. Value Improvements 29,400	Total Assessed Value 70,000	Ave. Assmt. Ratio 0.6945	Net Assessed Value Rate (Does NOT reflect credits) 0.017475696
Est. Fair Mkt. Land 58,500	Est. Fair Mkt. Improvements 42,300	Total Est. Fair Mkt. 100,800	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 110.41

Taxing Jurisdiction	2022		2023		2022 Net Tax	2023 Net Tax	% Tax Change
	Est. State Aids Allocated Tax Dist.	53,254	Est. State Aids Allocated Tax Dist.	75,981			
MARQUETTE COUNTY		53,254		75,981	560.08	609.15	8.8%
TOWN OF MECAN		110,555		153,255	104.70	104.38	-0.3%
MONTELLO SCH DIST		617,622		630,415	385.11	422.97	9.8%
MADISON AREA MATC		90,030		95,025	61.09	66.70	9.2%
LAKE PUCKAWAY PRO & REHA					20.05	20.10	0.2%
Total		871,461		954,676	1,131.03	1,223.30	8.2%
					48.13	47.63	-1.0%
					1,082.90	1,175.67	8.6%

Make Check Payable to: TREASURER TOWN OF MECAN W950 FERN DR MONTELLO WI 53949 (920) 295-3438	Full Payment Due On or Before January 31, 2024 \$1,175.67	Net Property Tax 1,175.67
	Or First Installment Due On or Before January 31, 2024 \$587.84	
	And Second Installment Payment Payable To COUNTY TREASURER JODY MYERS 77 WEST PARK ST, ROOM 102 MONTELLO WI 53949-9366	
FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2024 ▶ \$ 1,175.67

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction MONTELLO SCH DIST	Total Additional Taxes 74,845.79	Total Additional Taxes Applied to Property 50.15	Year Increase Ends 2029
---	--	--	-----------------------------------

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

PA-686/2 (R. 8-15)

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 283
Parcel #: 010-00289-0000
Alt. Parcel #: 1000151102810

Total Due For Full Payment \$1,175.67
 Pay to Local Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$587.84 BY January 31, 2024	2ND INSTALLMENT Pay to County Treasurer \$587.83 BY July 31, 2024
---	---

Check For Billing Address Change.

JOSEPH R ZEHREN
 W6152 FAWN CT
 MONTELLO WI 53949

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

Ordered By:

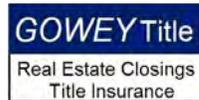
United Country Midwest Lifestyle
Properties
Travis Hamele



GOWEY Abstract & Title Company, Inc.
Search and Hold

SCHEDULE A

Direct inquiries to:



Gowey Abstract & Title Company, Inc.
W2958 State Road 23; PO Box 117, Montello, WI 53949
Phone: 608-297-2789
Office Email: Montello@GoweyTitle.com

Offices in: Adams-Friendship, Antigo, Ashland, Chippewa Falls, Crandon, Eagle River, Eau Claire, Fond du Lac, Hayward, Hudson, Marshfield, Medford, Minocqua, Montello, Neillsville, Oshkosh, Park Falls, Phillips, Rhinelander, Ripon, Spooner, Stevens Point, Superior, Tomahawk, Waupaca, Wausau, Wisconsin Rapids

Title Insurer: **(Preliminary)**
File Number: **248541**
County: **Marquette**
Commitment Date: **August 08, 2024 at 4:30 PM**

1. Policy or Policies to be issued:

(a) No Owner's Policy Amount: **NONE**

Purchaser(s): **Any Legally Qualified Purchaser**

(b) No Loan Policy Amount: **NONE**

Proposed Insured: **N/A**

2. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment, as of the commitment date hereof, is vested in:

Joseph R. Zehren

3. The land referred to in this Commitment is described in attached Addendum/Exhibit A.

File Number: **248541**

ADDENDUM/EXHIBIT A

Part of Lot Eleven (11) of Mekan Assessor's Plat No. 5 of Government Lots Two (2) and Four (4), Section Twenty (20), Township Fifteen (15) North, Range Eleven (11) East, Town of Mekan, Marquette County, Wisconsin, described as follows:

Beginning at a point located 20.08 feet North 81°00' West and 172.23 feet South 14°31' West to an iron pipe from the Northwest corner of Lot 11 of said Mekan Assessor's Plat No. 5; thence South 14°31' West to the shoreline of the Fox River, from that point running North 14°31' East to an iron pipe; thence North 14°31' East a distance of 172.23 feet; thence South 81°00' East a distance of 100 feet; thence South 14°31' West a distance of 375.00 feet to an iron pipe; thence South 14°31' West to the shoreline of said Fox River; thence Northwesterly along the shoreline to the Point of Beginning.

TOGETHER WITH a right of way together with others, beginning at the Northerly end of the above described real estate; thence Westerly and at right angles to the right of way leading from County Trunk "C"; thence Northerly on such private right of way to County Trunk "C"; **AND**

Lot Eleven (11) of Mekan Assessor's Plat No. 5 of Government Lots Three (3) and Four (4), Section Twenty (20), Township Fifteen (15) North, Range Eleven (11) East, Town of Mekan, Marquette County, Wisconsin, described as follows:

Commencing at the Northwest corner of Lot 11 of Mekan Assessor's Plat No. 5; thence South 81°00' East, 79.92 feet to the Place of Real Beginning; thence continuing South 81°00' East, 50 feet; thence South 14°13' West to the shoreline of the Fox River; thence Westerly along the shoreline of the Fox River to the property owned by Kenneth D. Henning and Ardis M. Henning; thence North 14°31' East to the Place of Beginning.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 010-00289-0000

Property Address: W1199 Rudys Lane
Montello, WI 53949

SCHEDULE B - SECTION 1
Requirements

All of the following requirements must be complied with:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- C. Payment to the Company of the premiums, fees, and charges for the policy.
- D. Proper instruments creating the estate or interest to be insured must be executed and duly filed for record, to wit:

If transaction is a sale, Deed in recordable form from title holder as shown on Schedule A, paragraph 2, to Proposed Insured. Said deed should indicate that the property is non-homestead, identify the grantor as single, or be joined in by grantor's spouse.

- E. Estate.** Gowey Title has been informed that one of the parties to this transaction may be deceased. However, nothing has been recorded in the Register of Deed's real estate records reflecting that. If true, please contact Gowey Title for an insurable method to clear said decedent's interest.
- F. Full Value Requirement.** The amount of insurance must be increased to reflect the full value of the estate being insured. Additional title premium will also be due commensurate therewith.

SCHEDULE B - SECTION 2

Exceptions from Coverage

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

The policy or policies issued will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will contain exceptions as set forth below unless the same are disposed of to the satisfaction of the Company and expressly set forth commensurate therewith:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens or deferred charges not shown on the tax roll for installations and connections of water and sewer laterals, mains and service pipes.
4. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the Land; and any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due or payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.
10. General Taxes and assessments for the current year, not yet due and payable.
11. Rights of the public in any portion of the subject premises lying within the limits of any public highway, street, or road. The policy will also be subject to any existing easements in that portion of the subject premises which was part of any vacated public highway, street, alley or road.
12. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to land cut off by a change in the course of the water body (avulsion); or ownership of artificially filled land.
13. Homestead, marital property or other rights of the spouse of the insured, if any, or rights of third parties claiming against, under or through said spouse. This exception does not apply to and is hereby deleted from the loan policy herein, if applicable.
- 14. 2023 Real Estate Taxes** in the total amount of \$1,175.67 - Paid in Full.
- 15. Easement Terms, Conditions, Provisions, and Encumbrances** pertaining to the Insured Easement as set forth on Addendum/Exhibit A. It is also stipulated that nothing herein is to be construed as insuring the exact location of said easement; nor shall it be construed that said easement premises is open and unobstructed.
- 16. Findings of Fact, Permit and Order** as set forth in that document recorded July 23, 1975 in Volume 151 on Page 500, as Document No. 128002.
- 17. Order for Lake Protection and Rehabilitation District** as set forth in that document recorded November 15, 1978 in Volume 174 on Page 36, as Document No. 139333.

File Number: **248541**

SCHEDULE B - SECTION 2
Continued

- 18. Utility Easement** in favor of Adams Marquette Electric Cooperative as recorded July 22, 1982 in Volume 194 on Page 549, as Document No. 149379.
- 19. Utility Easement** in favor of Adams Marquette Electric Cooperative as recorded July 22, 1982 in Volume 194 on Page 550, as Document No. 149380.

END OF EXCEPTIONS

Each exception shown above expressly includes, and is subject to ALL terms and provisions as contained in the document referred to by reference. See recorded documents for said terms and provisions

GOWEY ABSTRACT & TITLE COMPANY INC.



Michael S. Brandner

AS/bg

Gowey Abstract & Title Company, Inc.
PRIVACY POLICY

Use of Information – We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. We may store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect to any and all other parties we deem necessary. However, at no time will we sell any information provided.

WARRANTY DEED

Document Name

Document Number

DOCUMENT NUMBER 315754
Marquette County
Bette L. Krueger
Register of Deeds
Recorded on 04/25/2019
at 03:00 PM
Transfer fee \$195.00
Exempt # Not Exempt
eRecorded By:
GUARANTY TITLE SERVICES, INC.

THIS DEED, made between Jeffrey C. Voigt, ("Grantor," whether one or more), and Joseph R. Zehren, ("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 Marquette County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Property described on Exhibit A, attached hereto

Exceptions to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, present uses of this property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer to Purchase.

Recording Area

Name and Return Address

Joseph Zehren
W6152 Fawn Court
Montello, WI 53949

010-00289-0000

Parcel Identification Number (PIN)

This Is Not homestead property.

Dated: April 25, 2019

_____(SEAL)

*

Jeffrey C. Voigt (SEAL)
* Jeffrey C. Voigt

_____(SEAL)

*

_____(SEAL)

*

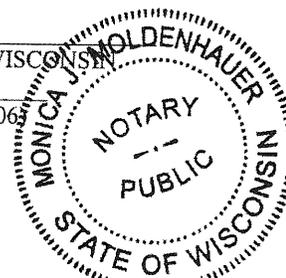
AUTHENTICATION

Signature(s) authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Louis J. Andrew, Jr.
Andrew Law Offices, S.C.



ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
GREEN LAKE COUNTY)

Personally came before me on April 25, 2019
the above-named Jeffrey C. Voigt

to me known to be the person(s) who executed the foregoing instrument
and acknowledged the same.

Monica J. Moldenhauer
* Monica J. Moldenhauer
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 02.27.2022)

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

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

WARRANTY DEED

*Type name below signatures.

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INFO-PRO™ Legal Forms • (800)655-2021 • infoproforms.com

FORM NO. 2-2003

EXHIBIT "A"

Part of Lot 11 of Mekan Assessor's Plat No. 5 of Government Lots 2 and 4 of Section 20, Township 15 North, Range 11 East, Town of Mekan, Marquette County, Wisconsin, described as follows: Beginning at a point located 20.08 feet N81°00'W and 172.23 feet S14°31'W to an iron pipe from the Northwest corner of Lot 11 of said Mekan Assessor's Plat No. 5; thence S14°31'W to the shoreline of the Fox River, from that point running N14°31'E to an iron pipe; thence N14°31'E a distance of 172.23 feet; thence S81°00'E a distance of 100 feet; thence S14°31'W a distance of 375.00 feet to an iron pipe; thence S14°31'W to the shoreline of said Fox River; thence Northwesterly along the shoreline to the point of beginning. TOGETHER WITH a right of way together with others, beginning at the Northerly end of the above described real estate; thence Westerly and at right angles to the right of way leading from County Trunk "C"; thence Northerly on such private right of way to County Trunk "C"

ALSO, commencing at the Northwest corner of Lot 11 of Mekan Assessor's Plat No. 5; thence S81°00'E, 79.92 feet to the place of real beginning; thence continuing S81°00'E, 50 feet; thence S14°13'W to the shoreline of the Fox River; thence Westerly along the shoreline of the Fox River to the property owned by Kenneth D. Henning and Ardis M. Henning; thence N14°31'E to the place of beginning, all being in Lot 11 of Mekan Assessor's Plat No. 5 of Government Lots 3 and 4 of Section 20, Township 15 North, Range 11 East, Township of Mekan, Marquette County, Wisconsin.

BEFORE THE

DEPARTMENT OF NATURAL RESOURCES

Application of Rudolph Schmudlach)
 for a Permit to enlarge a waterway)
 off Lake Puckaway, Town of Mecan,) LMD-73-530
 Marquette County)

FINDINGS OF FACT, PERMIT AND ORDER

Rudolph Schmudlach, Route 2, Box 29, Montello, Wisconsin, acting on his own behalf and as agents for Anthony Orzechowski and Albert Lange, filed an application with the Department on May 29, 1973, for a permit under Section 30.19 Statutes, to construct a channel off Lake Puckaway in the Town of Mecan, Marquette County. Permit granted.

FINDINGS OF FACT

1. The Department of Natural Resources has issued a notice of the proposal to construct an enlargement of a waterway and fulfilled all procedural requirements of Section 30.19, Statutes. No objection to the application was filed within 30 days after the mailing of the application.
2. The applicants own a portion of the Southeast quarter of the Northwest quarter of Section 20, Township 15 North, Range 11 East, Town of Mecan, Marquette County.
3. The above described real property abuts water which are navigable in fact.
4. The applicant proposed to construct a channel connecting three existing ponds as follows: From Lake Puckaway inland 25 feet to pond A, thence easterly 80 feet to pond B, thence ^Weasterly 20 feet to pond C, thence ^Snortherly 25 feet to Lake Puckaway. All channels will be 16 feet wide and six feet deep.
5. The purpose of the proposed project is to provide fish and wildlife habitat.

LMD-73-530

6. Under the existing circumstances, the project will not injure the public interest in fish and game habitat upon compliance with the conditions attached to the permit specified hereafter.

7. The proposed project, under the circumstances that now exist, will not injure public rights or interest if any subsequent development is done in a manner that will conform to the standards for shoreland and floodplain development contained in Chapters NR 115 and NR 116 of the Wisconsin Administrative Code. The project, under the circumstances that now exist, will not materially injure the rights of other riparian owners on any navigable body of water. The project will conform to the requirements of laws for the platting of land and for sanitation upon compliance with the applicable conditions of the permit relating thereto as hereinafter specified.

8. The proposed enlargement will not adversely affect water quality nor will it increase water pollution in Lake Puckaway, nor will it cause environmental pollution as defined by Section 144.30 (9), Statutes, if the conditions in this permit are adhered to.

CONCLUSIONS OF LAW

1. The proposed project as described in the foregoing findings of fact herein constitutes an enlargement of a navigable body of water as provided in Section 30.19 (1), Statutes.

2. The Department has jurisdiction under Section 30.19, Statutes, to issue a permit for enlargement of a waterway as proposed by the applicant, subject to the conditions stated in the permit, which will be incorporated in the order.

PERMIT

AND HEREBY THERE DOES ISSUE AND IS GRANTED to the applicant a permit under Section 30.19, Statutes, to enlarge a navigable body of water as herein

applied for, subject to the following conditions:

- (a) The waterway to be constructed shall be a public waterway;
- (b) the permit shall be exercised in such manner as not to result in pollution of any navigable body of water or to create a fish trap condition;
- (c) the applicant, his heirs, successors, or assigns shall comply with any applicable requirement of laws for the platting of land and for sanitation and any applicable requirements of local zoning ordinances or the standards for the development of shore-land and flood plains in Chapter NR 115 and NR 116 of the Wisconsin Administrative Code;
- (d) a copy of the permit shall be kept at the project site and available at all times during construction;
- (e) the applicant shall notify the Water Management Coordinator, Box 3600, Green Bay, Wisconsin 54303, in writing not less than five days before work is started and again on the date the work is completed;
- (f) the applicant shall waive any objection to the free and unlimited inspection of the premises, site or facility at any time by any employe of the Department for the purpose of investigating the construction, operation and maintenance of the project;
- (g) the permit shall expire two years from the date hereof if the proposed enlargement is not completed before such date;
- (h) the applicant, his heirs, successors, or assigns shall submit to and obtain written approval from the Department of means to be used for the disposal of sewage and other waste if the land described in the findings of fact herein is divided into smaller tracts or if said land is developed for residential or other use which may result in causing pollution of the navigable water involved;
- (i) the applicant shall obtain any necessary authority needed under local zoning ordinances and shall provide in writing, to the Water Management Coordinator, Box 3600, Green Bay, Wisconsin, 54303, a copy of said authority or furnish proof that said authority is not required not less than five days before work is started;
- (j) the heights of any fill or spoil material resulting from this project should not extend more than one foot above the average level of the natural ground. Inasmuch as possible, the spoil should be spread over a large area and placed in such a way to offer the least resistance to flood flows, that is, placement of the longitudinal axis of fill parallel to the direction of the flow;
- (k) if filling cannot be accomplished in accordance with the above guidelines, the effects upon flood flows for alternative spoil disposals should be evaluated consistent with State Floodplain Management standards prior to construction; and

LMD-73-530

- (1) development in conjunction with this project, such as construction or filling, must conform to State Floodplain Shoreland Management standards and local zoning regulations;

This permit shall not be deemed to authorize or include any work or development other than specifically authorized herein. Acceptance of this permit shall be deemed acceptance of the said conditions.

ORDER

IT IS THEREFORE ORDERED:

1. Any proposal for development of upland adjacent to the enlarged waterway by the applicant, his heirs, successors, or assigns which may involve sewage disposal seepage through the ground shall be submitted to the Department for approval before construction is begun as provided in the permit.
2. Any subsequent transfer of property on the enlarged waterway shall be conditioned on compliance with the provisions and conditions of the permit.
3. The findings of fact, permit and order herein shall be recorded by the applicant with the Register of Deeds, Marquette County, in connection with the land described herein, within 30 days after completion of the project and this Department shall be notified what volume and page it is registered on within said 30 days.
4. The applicant shall comply with all conditions contained in the permit herein.

Dated at Green Bay, Wisconsin March 8, 1974

STATE OF WISCONSIN-DEPARTMENT OF NATURAL RESOURCES
For the Secretary


Stanley G. DeBoer, Director
Lake Michigan District

Subscribed and sworn to before me this 8th day of March, 1974.


My Commission expires April 20, 1975

VOL 151 PAGE 503

BEFORE THE
DEPARTMENT OF NATURAL RESOURCES

Application of Rudolph Schmudlach)
for a Permit to Enlarge a Waterway)
off Lake Puckaway, Town of Mecan,)
Marquette County)

LMD 73-530

FINDINGS OF FACT, PERMIT AND ORDER

Rudolph Schmudlach, Route 2, Box 29, Montello, Wisconsin, acting on his own behalf and as agents for Anthony Orzechowski and Albert Lange, pursuant to 30.19 Wisconsin Statutes, filed an application for a permit to enlarge Lake Puckaway in Section 20, Township 15 North, Range 11 East, Town of Mecan, Marquette County on May 29, 1973. After due notice a permit was granted on March 8, 1974.

FINDING OF FACT

1. Permit LMD 73-530 was in error.
2. Item 4 of said permit is amended to read: The applicant proposed to construct a channel connecting three existing ponds as follows: "From Lake Puckaway inland North 25 feet to pond A, thence westerly 80 feet to pond B, thence westerly 20 feet to pond C, thence southerly 25 feet to Lake Puckaway."

CONCLUSIONS OF LAW

The Department has jurisdiction under section 30.19, Statutes, to issue a permit for enlargement of a waterway as proposed by the applicant, subject to the conditions stated in the permit, which will be incorporated in the order.

LMD 73-530

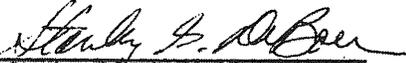
PERMIT

AND HEREBY THERE DOES ISSUE AND IS GRANTED to the applicant a permit under section 30.19, Statutes, to enlarge a navigable body of water as herein amended, subject to all previous conditions and orders.

Dated at Green Bay, Wisconsin May 2, 1974

STATE OF WISCONSIN-DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By


Stanley G. DeBoer, Director
Lake Michigan District

VOL. 151 PAGE 506
DEPARTMENT OF THE ARMY

PERMIT

NCCOD-P
2907407

Referring to written request dated 17 April 1974
upon the recommendation of the Chief of Engineers, and under the pro-
visions of Section 10 of the Act of Congress approved March 3, 1899
(33 U.S.C. 403), entitled, "An act making appropriations for the
construction, repair, and preservation of certain public works on
rivers and harbors, and for other purposes," you are hereby authorized
by the Secretary of the Army
to construct a channel connecting three existing ponds

to the Fox River (Lake Puckaway)

at Mecan, Marquette County, Wisconsin

in accordance with the plans and drawings attached hereto marked
"Proposed Dredging in Sec. 20 lots 3 and 4 of assessors Flat #5
Town of Mecan, Marquette County, Wisconsin."

subject to the following conditions:

(a) That this instrument does not convey any property rights either in real estate or material, or any exclusive privileges; and that it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws or regulations, nor does it obviate the necessity of obtaining State or local assent required by law for the structure or work authorized.

(b) That the structure or work authorized herein shall be in accordance with the plans and drawings attached hereto and construction shall be subject to the supervision and approval of the District Engineer, Corps of Engineers, in charge of the District in which the work is to be performed.

(c) That the District Engineer may at any time make such inspections as he may deem necessary to assure that the construction or work is performed in accordance with the conditions of this permit and all expenses thereof shall be borne by the permittee.

(d) That the permittee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the Office of Water Program of the Environmental Protection Agency and/or the State water pollution control agency having jurisdiction to abate or prevent water pollution, including thermal or radiation pollution. Such regulations, conditions or instructions in effect or hereafter prescribed by the Federal Water Quality Administration and/or the State agency are hereby made a condition of this permit.

(e) That the permittee will maintain the work authorized herein in good condition in accordance with the approved plans.

(f) That this permit may, prior to the completion of the structure or work authorized herein, be suspended by authority of the Secretary of the Army if it is determined that suspension is in the public interest.

(g) That this permit may at any time be modified by authority of the Secretary of the Army if it is determined that, under existing circumstances, modification is in the public interest. The permittee, upon receipt of a notice of modification, shall comply therewith as directed by the Secretary of the Army or his authorized representative.

(h) That this permit may be revoked by authority of the Secretary of the Army if the permittee fails to comply with any of its provisions or if the Secretary determines that, under the existing circumstances, such action is required in the public interest.*

(i) That any modification, suspension or revocation of this permit shall not be the basis for a claim for damages against the United States.

(j) That the United States shall in no way be liable for any damage to any structure or work authorized herein which may be caused by or result from future operations undertaken by the Government in the public interest.

(k) That no attempt shall be made by the permittee to forbid the full and free use by the public of all navigable waters at or adjacent to the structure or work authorized by this permit.

(l) That if the display of lights and signals on any structure or work authorized herein is not otherwise provided for by law, such lights and signals as may be prescribed by the United States Coast Guard shall be installed and maintained by and at the expense of the permittee.

(m) That the permittee shall notify the District Engineer at what time the construction or work will be commenced, as far in advance of the time of commencement as the District Engineer may specify, and of its completion.

(n) That if the structure or work herein authorized is not completed on or before the 31st day of December, 1978, this permit, if not previously revoked or specifically extended, shall cease and be null and void.

(o) That the legal requirements of all Federal agencies be met.

(p) That this permit does not authorize or approve the construction of particular structures, the authorization or approval of which may require action by the Congress or other agencies of the Federal Government.

(q) That all the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

(r) That if the recording of this permit is possible under applicable State or Local law, the permittee shall take such action as may be necessary to record this permit with the Registrar of Deeds

or other appropriate official charged with the responsibility for maintaining records of title to and interests in real property.

(s) That the permittee agree to make every reasonable effort to prosecute the construction or work authorized herein in a manner so as to minimize any adverse impact of the construction or work on fish, wildlife and natural environmental values.

(t) That the permittee agrees that it will prosecute the construction or work authorized herein in a manner so as to minimize any degradation of water quality.

* A judgement as to whether or not suspension, modification or revocation is in the public interest involves a consideration of the impact that any such action or the absence of any such action may have on factors affecting the public interest. Such factors include, but are not limited to navigation, fish and wildlife, water quality, economics, conservation, aesthetics, recreation, water supply, flood damage prevention, ecosystems and, in general, the needs and welfare of the people.

BY AUTHORITY OF THE SECRETARY OF THE ARMY

James M. Miller 7 JAN 1975
JAMES M. MILLER Date
Colonel, Corps of Engineers
District Engineer

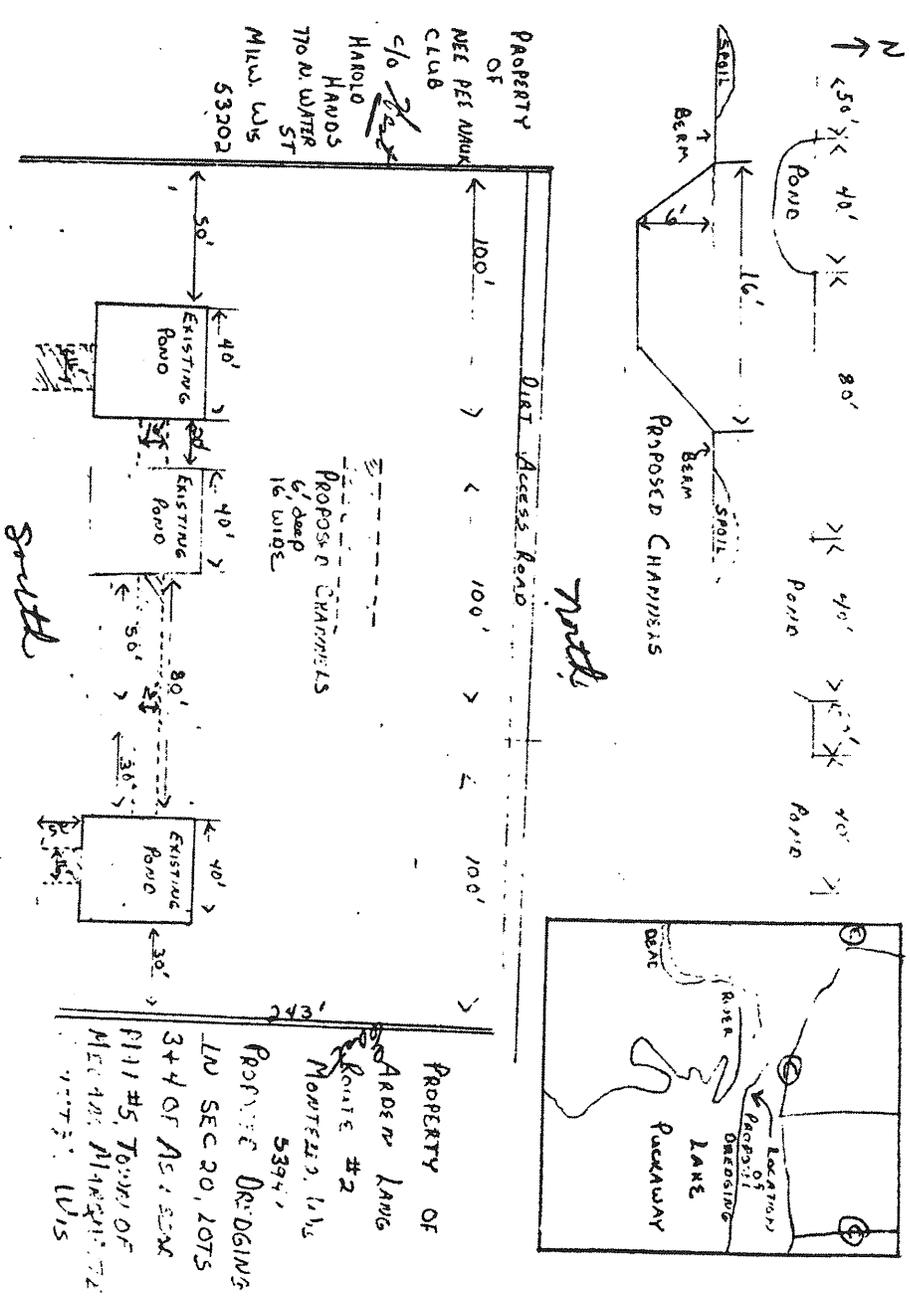
Permittee hereby accepts the terms and conditions of the permit.

REGISTER'S OFFICE,

..... Marquette County, Wis.
Received for Record, the23..... day
of.....July..... A. D. 1975...at
..2:00.....o'clock P.M., and recorded in
Vol...151.....of Records..on page.500..

Marie P. Schmudlick
/Permittee Date

Margaret Pracknow
Register



ORDER ATTACHING TERRITORY TO THE LAKE PUCKAWAY
PROTECTION AND REHABILITATION }
DISTRICT

Order No. 1-78

On August 15, 1978, a verified petition was filed with the Green Lake County Clerk requesting the attachment of territory to the Lake Puckaway Protection and Rehabilitation District and was accompanied by a plat or sketch indicating the approximate area and boundaries of the proposed district.

Pursuant to sections 33.26(2) and 33.33(2)(B), Wisconsin Statutes, all property owners residing in the proposed attachment area of the Town of Mecan in Marquette County, the Marquette County Board, and the Town of Mecan, were informed of the attachment proceedings by the Commissioners of the Lake Puckaway Protection and Rehabilitation District, and sent notification of the public hearing notices by the Green Lake County Clerk.

A hearing was held on September 9, 1978, pursuant to Section 33.26, Wisconsin Statutes, with the following Agriculture and Extension Education Committee members presiding: Conrad Naparalla, Chairman, Wilton Wilsnack, and Richard Quade.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the report of the committee holding the hearing on the matter, this Board finds and concludes:

1. That the petitioners are duly elected or appointed commissioners of said district.
2. That the attachments to the district are necessary in order to define the present and anticipated problems of Puckaway Lake and to identify their causes and to implement various remedial measures to deal with the problems and to undertake activities, such as protection of the fishery, maintenance of appropriate lake levels, control of aquatic weeds, and reduction of sedimentation.
3. That the attachments to the district will promote the public health, comfort, convenience, necessity or public welfare.
4. That the property proposed for attachment to said district will be benefited by the attachment thereof.
5. That attachment to the district will not cause or contribute to long-range environmental pollution as defined by Section 144.30(9), Wisconsin Statutes.

ORDER

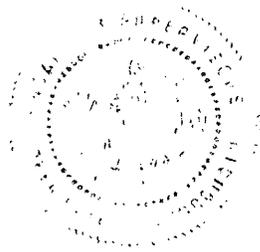
IT IS, THEREFORE, ORDERED THAT:

1. Pursuant to Sections 33.33 and 33.37, Wisconsin Statutes, that the petition by the Lake Puckaway Protection and Rehabilitation District Board of Commissioners to the Green Lake County Board of Supervisors to attach territory to the public inland lake protection and rehabilitation district is hereby approved.
2. The territory attached shall be all properties in Sections 19, 20, 21 and 22, T.15N. - R.11E., which are South of Fox Court and County Trunk Highway "C", in the Town of Mecan, Marquette County, not presently in the Puckaway Lake District.

3. That the name of the district shall continue to be known as the Lake Puckaway Protection and Rehabilitation District and shall be a body corporate and shall have all such powers as are authorized by Chapter 33, Wisconsin Statutes.
4. That copies of this order be sent to the secretary, Lake Puckaway Protection and Rehabilitation District; Clerk, Town of Mecan, Marquette County; and to the Wisconsin Department of Revenue.

Dated this 19 day of September, 1978.

BY: GREEN LAKE COUNTY BOARD OF SUPERVISORS
Courthouse, Green Lake, Wisconsin



REGISTER'S OFFICE.

Marquette County, Wis.
Received for Record, the 15 day
of Nov A. D. 1978 at
11:00 o'clock A.M., and recorded in
Vol. 174 of Records on page 36
Bernice M. Wegner
Register

LAKE PUCKAWAY PROTECTION AND REHABILITATION

DISTRICT

VOL. 174 PAGE 38

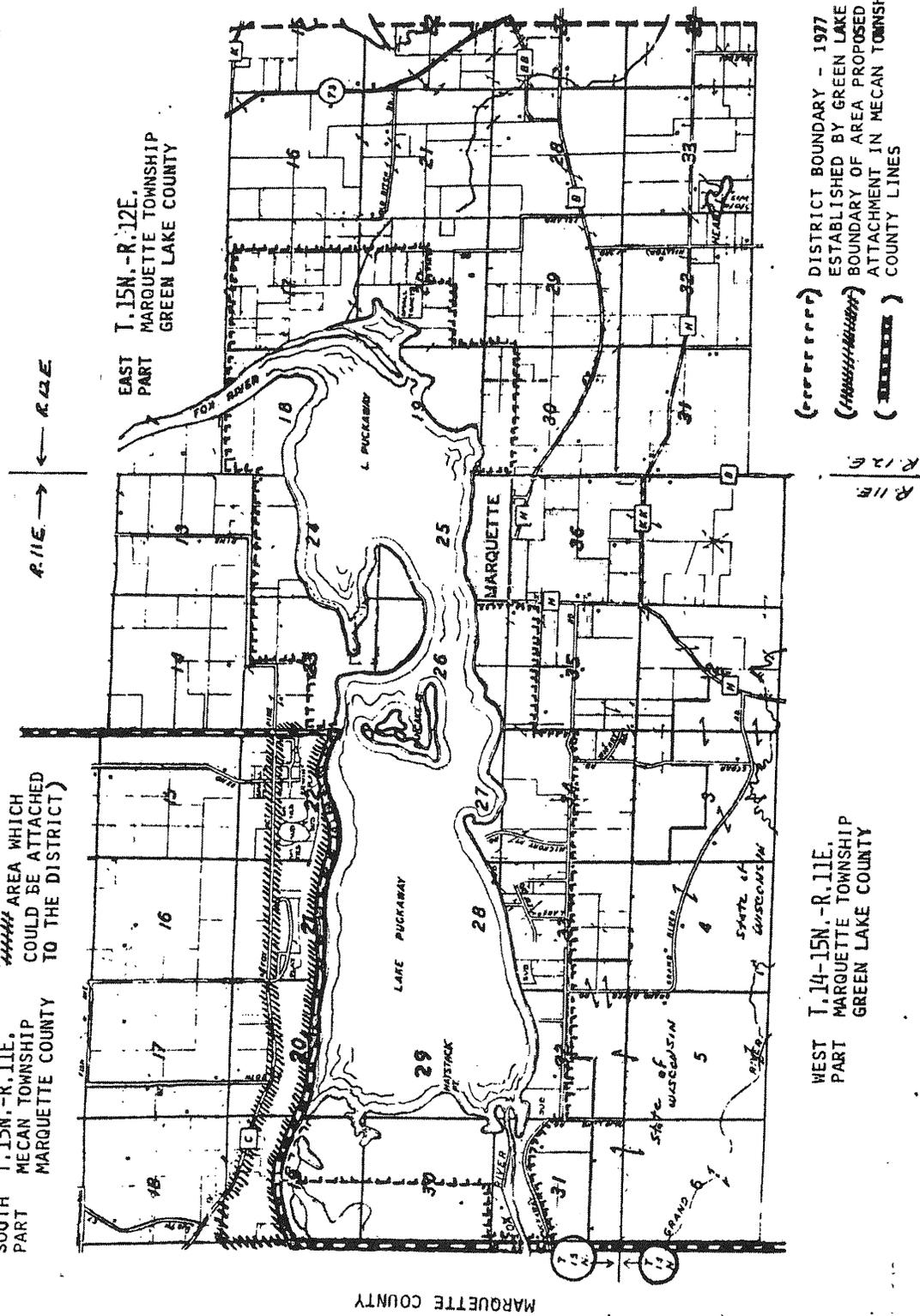
(MARQUETTE COUNTY
AREA WHICH
COULD BE ATTACHED
TO THE DISTRICT)

SOUTH
T. 15N., -R. 11E.
MECAN TOWNSHIP
MARQUETTE COUNTY

EAST
T. 15N. -R. 12E.
MARQUETTE TOWNSHIP
GREEN LAKE COUNTY

WEST
T. 14-15N., -R. 11E.
MARQUETTE TOWNSHIP
GREEN LAKE COUNTY

(-----) DISTRICT BOUNDARY - 1977
ESTABLISHED BY GREEN LAKE COUNTY
(-----) BOUNDARY OF AREA PROPOSED FOR
ATTACHMENT IN MECAN TOWNSHIP - 1978
(-----) COUNTY LINES



MARQUETTE COUNTY

Adams-Marquette Electric Cooperative
Appendix C
149379 4/14 26 - 116
Right-of-Way Easement For
Underground Electric Lines — Individual Residence

KNOW ALL MEN BY THESE PRESENTS: That Rudolph Schmudlach (hereinafter called the "Grantor"), in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, warrant and convey unto Adams-Marquette Electric Cooperative, a cooperative organized under Chapter 185 Wisconsin Statutes, hereinafter called the "Grantee", and to its successors and assigns, the right, privilege and easement to enter upon the lands described hereinafter, and to construct, operate, repair, maintain, relocate and replace thereon and under the surface thereof, and upon or under all streets, roads or highways on or abutting said lands, a line or lines for the transmission and distribution of electric energy, including without limitation all appropriate cable, wire, transformers, handholes, manholes, concrete pads, duct conduit, ground connections, attachments, equipment, accessories and appurtenances necessary and appropriate for the underground transmission and distribution of energy.

Except as otherwise stated, the right of way shall be 30' feet in width.
 The lands of the Grantor with respect to which this right-of-way easement is granted are described as follows:

~~Situated in part of Govt. Lot 3, Town of Mehan~~
T.15N R.11E
 Part of Lot no 11 Assessors Plat no 5 of Govt.
 Lots 3 & 4 & 5 Sec 20 T15N R11E in Town of Mehan
 Marquette Co

The location of the center line of the right-of-way is as shown in broken lines on Plat No. 5, hereto attached and made a part of this easement.

The facilities erected hereunder shall remain the property of Grantee, Grantee shall have the right to inspect, rebuild, remove, repair, improve and make changes, alterations, substitutions and additions in and to its facilities as it may from time to time deem advisable, including the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures.

Grantee shall at all times have the right to keep the easement clear of all buildings, structures or other obstructions, trees, shrubbery, undergrowth and roots. All trees and limbs cut by Grantee at any time shall remain the property of Grantor.

Grantor, his successors and assigns, may use the land within the easement for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with or endanger the construction, operation and maintenance of Grantee's facilities.

For the purpose of constructing, inspecting, maintaining, or operating its facilities, Grantee shall have the right of ingress to and egress from the easement over the lands of Grantor adjacent to the easement and lying between public or private roads and the easement, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to Grantor.

To have and to hold unto the said Grantee, its successors and assigns forever. This conveyance shall be binding on the heirs, representatives, assigns and grantees of the Grantor.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 21st day of April, 1982.

Signed, sealed, and delivered in the presence of Marquette County, Wis.
 Received for Record, the 22nd day of July, A. D. 1982, at 9:00 o'clock A. M., and recorded in Vol. 194 of Records on page 549
 State of Wisconsin Bennie M. Weiguer
 Registrar

Rudolph Schmudlach (L.S.)
Adeline Schmudlach (L.S.)

VOL. 194 PAGE 549

Marquette COUNTY)

Personally came before me this 21st day of April, 1982, the above names Rudolph Schmudlach & Adeline Schmudlach to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Rebecca Gramse Notary Public
 My commission expires August 2, 1982

This Instrument drafted by:
 ADAMS-MARQUETTE ELECTRIC COOPERATIVE

Adams-Marquette Electric Cooperative

149380

Appendix C

Right-of-Way Easement For

Underground Electric Lines — Individual Residence

VOL. 194 PAGE 550

411 20-114

KNOW ALL MEN BY THESE PRESENTS: That Kenneth Henning (hereinafter called the "Grantor"), in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, warrant and convey unto Adams-Marquette Electric Cooperative, a cooperative organized under Chapter 185 Wisconsin Statutes, hereinafter called the "Grantee", and to its successors and assigns, the right, privilege and easement to enter upon the lands described hereinafter, and to construct, operate, repair, maintain, relocate and replace thereon and under the surface thereof, and upon or under all streets, roads or highways on or abutting said lands, a line or lines for the transmission and distribution of electric energy, including without limitation all appropriate cable, wire, transformers, handholes, manholes, concrete pads, duct conduit, ground connections, attachments, equipment, accessories and appurtenances necessary and appropriate for the underground transmission and distribution of energy.

Except as otherwise stated, the right of way shall be 20' feet in width.

The lands of the Grantor with respect to which this right-of-way easement is granted are described as follows:

~~Part of Lot no. 11 Assessors Plat no. 5 of Cont. 1. & 2 S 16 Sec 20 T 15 N R 11 E in town of Wisconsin Marquette Co.~~

Part of Lot no. 11 Assessors Plat no. 5 of Cont. 1. & 2 S 16 Sec 20 T 15 N R 11 E in town of Wisconsin Marquette Co.

The location of the center line of the right-of-way is as shown in broken lines on Plat No. 5, hereto attached and made a part of this easement.

The facilities erected hereunder shall remain the property of Grantee, Grantee shall have the right to inspect, rebuild, remove, repair, improve and make changes, alterations, substitutions and additions in and to its facilities as it may from time to time deem advisable, including the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures.

Grantee shall at all times have the right to keep the easement clear of all buildings, structures or other obstructions, trees, shrubbery, undergrowth and roots. All trees and limbs cut by Grantee at any time shall remain the property of Grantor.

Grantor, his successors and assigns, may use the land within the easement for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with or endanger the construction, operation and maintenance of Grantee's facilities.

For the purpose of constructing, inspecting, maintaining, or operating its facilities, Grantee shall have the right of ingress to and egress from the easement over the lands of Grantor adjacent to the easement and lying between public or private roads and the easement, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to Grantor.

To have and to hold unto the said Grantee, its successors and assigns forever. This conveyance shall be binding on the heirs, representatives, assigns and grantees of the Grantor.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 26th day of April, 19 82

Signed, sealed and delivered Marquette County, Wis. in the presence 22 day Kenneth Henning (L.S.)

of July A. D. 19 82 at 9:00 o'clock A. M., and recorded in X Ardis Henning (L.S.)

Vol. 194 of Records on page 550
Bruce M. Wegner
State of Wisconsin) Registrar

Marquette COUNTY)

Personally came before me this 26th day of April, 19 82, the above names Kenneth Henning & Ardis Henning to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Rebecca Hiamse Notary Public
My commission expires August 2, 1982

This Instrument drafted by:
ADAMS-MARQUETTE ELECTRIC COOPERATIVE



Total Acreage: .65 Lot 2 CSM 599 Spruce Dr Parcel#: 012-01538-0000
Montello, WI 53946 Zoning: A3(2)
Marquette County



Type:	Rural
Zoning:	Agriculture
Utilities:	None
Water System:	None Presently
Waste Disposal:	None Presently
Road:	Dirt/Unpaved, Easement
Lot Description:	Rural, Subject Shoreland Zoning
Features:	Wooded, Wetland
Topography:	Sloping
Waterfront:	Has Actual Water Frontage, Lake, No Motor Lake



Three Lot Auction, Westfield, Mecan, and Montello Wisconsin Online Only Auction October 3rd 6:00 PM



Lot 2 CSM 599 Spruce Dr
Montello, WI 53946

Montello Auction Lot #3

Spruce Drive has kept its secrets well! This .65+/- Metcalf Lake's buildable lot with an already established electric service available to lot will have friends and family jealously seeking their quiet time on this lovely wooded lake property. Will it be a simple open concept cottage or modest lake home retreat? Keep it all to yourself or make it a VBRO retreat, but be ready to never want to leave. On this lake you will only hear the quiet purr of electric motors- no disturbing gas motors allowed. A maturing dock quietly leads you out among the lily pads and marshy grasses, ready to share the secrets it has learned. A fresh coat of paint, the company of bare feet and fishing lines are its only request. Silent for a time, a neglected boat lift waits for your gentle hands to make repairs and a new boat to occupy the waters where bass, northern and pan fish make their home. Sunsets add a finishing touch to any day and the sunrises require a mug of coffee. Life is so good!

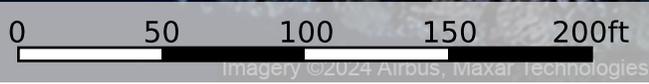
Real Estate Auction ending Oct 3rd 2024 6pm. List price is the starting auction bid. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 5% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties.

Property Preview Dates are 9-15-24 11-1pm 9-21-24 11-1pm or by Appointment. Call or email Travis Hamele 608-697-3349 or travis@hameleauctions.com





Google



Imagery ©2024 Airbus, Maxar Technologies

--- Road / Trail □ Boundary



Google

0 500 1000 1500 2000ft

--- Road / Trail ▭ Boundary

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2023**
TOWN OF MONTELLO
MARQUETTE COUNTY

ZEHREN, JOSEPH R

BILL NUMBER: 1604

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

290501 287885 280838 ACRES: 0.650
SEC 30, T 15 N, R 10 E, NE¼ of NW¼
PLAT: 0599-0599 CSM
BLOCK/CONDO: LOT 2
LOT 2 CSM 599 BEING PART OF NE-NW 0.65A

JOSEPH R ZEHREN
W6152 FAWN CT
MONTELLO WI 53949

Parcel #: 012-01538-0000
Alt. Parcel #: 1230151021030

Property Address:

Assessed Value Land 7,100	Ass'd. Value Improvements	Total Assessed Value 7,100	Ave. Assmt. Ratio 0.5963	Net Assessed Value Rate (Does NOT reflect credits) 0.019249838		
Est. Fair Mkt. Land 11,900	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 11,900	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$11.83		
Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	
MARQUETTE COUNTY	77,602	114,029	65.03	71.96	10.7%	
TOWN OF MONTELLO	73,097	121,975	5.69	5.66	-0.5%	
MONTELLO SCH DIST	1,022,748	1,073,979	45.85	51.18	11.6%	
MADISON AREA MATC	149,086	161,886	7.09	7.88	11.1%	
Total	1,322,533	1,471,869	123.66	136.68	10.5%	
	First Dollar Credit Lottery & Gaming Credit					
	Net Property Tax		123.66	136.68	10.5%	

Make Check Payable to: TREASURER TOWN OF MONTELLO PO BOX 425 MONTELLO WI 53949 (608) 297-2923	Full Payment Due On or Before January 31, 2024 \$136.68	Net Property Tax 136.68
	Or First Installment Due On or Before January 31, 2024 \$68.34	
And Second Installment Payment Payable To COUNTY TREASURER JODY MYERS 77 WEST PARK ST, ROOM 102 MONTELLO WI 53949-9366	And Second Installment Due On or Before July 31, 2024 \$68.34	
	FOR TREASURERS USE ONLY	
	PAYMENT _____	
	BALANCE _____	
	DATE _____	
		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2024 \$ 136.68

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
MONTELLO SCH DIST

Total Additional Taxes 127,507.70
Total Additional Taxes Applied to Property 5.92
Year Increase Ends 2029

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

TREASURER
TOWN OF MONTELLO
PO BOX 425
MONTELLO WI 53949

REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 1604
Parcel #: 012-01538-0000
Alt. Parcel #: 1230151021030

Total Due For Full Payment \$136.68
Pay to Local Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$68.34 BY January 31, 2024	2ND INSTALLMENT Pay to County Treasurer \$68.34 BY July 31, 2024
--	--

Check For Billing Address Change.

JOSEPH R ZEHREN
W6152 FAWN CT
MONTELLO WI 53949

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-686Z (R. 8-15)

Ordered By:

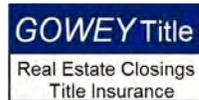
United Country Midwest Lifestyle
Properties
Travis Hamele



GOWEY Abstract & Title Company, Inc.
Search and Hold

SCHEDULE A

Direct inquiries to:



Gowey Abstract & Title Company, Inc.
W2958 State Road 23; PO Box 117, Montello, WI 53949
Phone: 608-297-2789
Office Email: Montello@GoweyTitle.com

Offices in: Adams-Friendship, Antigo, Ashland, Chippewa Falls, Crandon, Eagle River, Eau Claire, Fond du Lac, Hayward, Hudson, Marshfield, Medford, Minocqua, Montello, Neillsville, Oshkosh, Park Falls, Phillips, Rhinelander, Ripon, Spooner, Stevens Point, Superior, Tomahawk, Waupaca, Wausau, Wisconsin Rapids

Title Insurer: **(Preliminary)**
File Number: **248544**
County: **Marquette**
Commitment Date: **August 08, 2024 at 4:30 PM**

1. Policy or Policies to be issued:

(a) No Owner's Policy Amount: **NONE**

Purchaser(s): **Any Legally Qualified Purchaser**

(b) No Loan Policy Amount: **NONE**

Proposed Insured: **N/A**

2. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment, as of the commitment date hereof, is vested in:

Joseph R. Zehren

3. The land referred to in this Commitment is described in attached Addendum/Exhibit A.

File Number: **248544**

ADDENDUM/EXHIBIT A

Lot Two (2) of Certified Survey Map No. 599 as recorded in Volume 3 of Certified Survey Maps on Page 149, as Document No. 145297, located in and being part of the Northwest Fractional Quarter (NW Fr'l 1/4), Section Thirty (30), Township Fifteen (15) North, Range Ten (10) East, Town of Montello, Marquette County, Wisconsin.

TOGETHER WITH a 66 foot access easement for ingress and egress as shown on Certified Survey Map No. 599 as recorded in Volume 3 of Certified Survey Maps on Page 149, as Document No. 145297.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 012-01538-0000

Property Address: Vacant Land on Spruce Drive
Montello, WI 53949

SCHEDULE B - SECTION 1 Requirements

All of the following requirements must be complied with:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- C. Payment to the Company of the premiums, fees, and charges for the policy.
- D. Proper instruments creating the estate or interest to be insured must be executed and duly filed for record, to wit:

If transaction is a sale, Deed in recordable form from title holder as shown on Schedule A, paragraph 2, to Proposed Insured. Said deed should indicate that the property is non-homestead, identify the grantor as single, or be joined in by grantor's spouse.

- E. Full Value Requirement.** The amount of insurance must be increased to reflect the full value of the estate being insured. Additional title premium will also be due commensurate therewith.
- F. Estate.** Gowey Title has been informed that one of the parties to this transaction may be deceased. However, nothing has been recorded in the Register of Deed's real estate records reflecting that. If true, please contact Gowey Title for an insurable method to clear said decedent's interest.

SCHEDULE B - SECTION 2

Exceptions from Coverage

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

The policy or policies issued will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will contain exceptions as set forth below unless the same are disposed of to the satisfaction of the Company and expressly set forth commensurate therewith:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens or deferred charges not shown on the tax roll for installations and connections of water and sewer laterals, mains and service pipes.
4. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the Land; and any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due or payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.
10. General Taxes and assessments for the current year, not yet due and payable.
11. Rights of the public in any portion of the subject premises lying within the limits of any public highway, street, or road. The policy will also be subject to any existing easements in that portion of the subject premises which was part of any vacated public highway, street, alley or road.
12. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to land cut off by a change in the course of the water body (avulsion); or ownership of artificially filled land.
13. Homestead, marital property or other rights of the spouse of the insured, if any, or rights of third parties claiming against, under or through said spouse. This exception does not apply to and is hereby deleted from the loan policy herein, if applicable.
- 14. 2023 Real Estate Taxes** in the total amount of \$136.68 - Paid in Full.
- 15. Easement Terms, Conditions, Provisions, and Encumbrances** pertaining to the Insured Easement as set forth on Addendum/Exhibit A. It is also stipulated that nothing herein is to be construed as insuring the exact location of said easement; nor shall it be construed that said easement premises is open and unobstructed.
- 16. 66' Easement Note** made evident by and shown on that Certified Survey Map No. 599 recorded December 16, 1980 in Volume 3 on Page 149, as Document No. 145297.
- 17. Utility Easement** in favor of Adams Columbia Electric Cooperative as recorded December 7, 1995 in Volume 303 on Page 719, as Document No. 198126.

File Number: **248544**

SCHEDULE B - SECTION 2
Continued

END OF EXCEPTIONS

Each exception shown above expressly includes, and is subject to ALL terms and provisions as contained in the document referred to by reference. See recorded documents for said terms and provisions

GOWEY ABSTRACT & TITLE COMPANY INC.



Michael S. Brandner

AS/kb

Gowey Abstract & Title Company, Inc.
PRIVACY POLICY

Use of Information – We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. We may store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect to any and all other parties we deem necessary. However, at no time will we sell any information provided.

2

290501

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

Document Number

Document Name

DOCUMENT NUMBER 290501
Marquette County
Sette L. Krueger
Register of Deeds
Recorded on 04/05/2012
at 01:10 PM
Transfer Fee \$ 165.00
Exempt # _____

THIS DEED, made between JOHN C. SCHWARTZ
as Trustee of THE JOHN C. SCHWARTZ REVOCABLE TRUST dated February
9, 2006 ("Grantor," whether one or more),
and JOSEPH R. ZEHREN

("Grantee," whether one or more).

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

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 599 AS RECORDED
IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARQUETTE
COUNTY, WISCONSIN, ON DECEMBER 16, 1980, IN VOLUME 3 OF
CERTIFIED SURVEY MAPS, ON PAGE 149, AS DOC. NO. 145297;
BEING A PART OF THE NORTHWEST FRACTIONAL QUARTER (NW
FRCT'L 1/4), SECTION 30, TOWNSHIP 15 NORTH, RANGE 10 EAST,
TOWN OF MONTELLO, MARQUETTE COUNTY, WISCONSIN.

TOGETHER WITH A 66 FOOT ACCESS EASEMENT FOR INGRESS AND
EGRESS AS SHOWN ON CERTIFIED SURVEY MAP NO. 599.

Dated March 28, 2012

(SEAL) _____ (SEAL)
* JOHN C. SCHWARTZ, TRUSTEE *

John C. Schwartz (SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
_____ COUNTY)

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on March, 2012,
the above-named John C. Schwartz
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Coldwell Banker Cotter Realty-Linda Cotter
PO Box 515, Montello, WI 53949

* _____
Notary Public, State of California
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.

TRUSTEE'S DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

* Type name below signatures.

290501

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

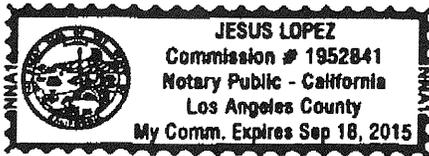
On 3-28-2012 before me, Jesus Lopez
Date Here Insert Name and Title of the Officer

personally appeared JOHN C SCHWARZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~; or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature: [Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: TRUSTEE'S DEED

Document Date: 3-28-2012 Number of Pages: -1-

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOHN C SCHWARZ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

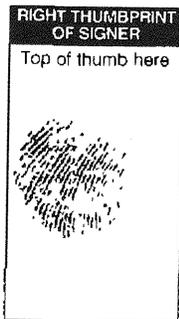
Attorney in Fact Attorney in Fact

Trustee Trustee

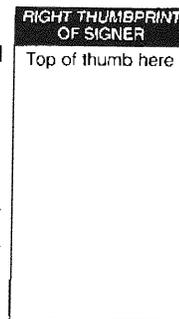
Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____



Signer Is Representing: _____

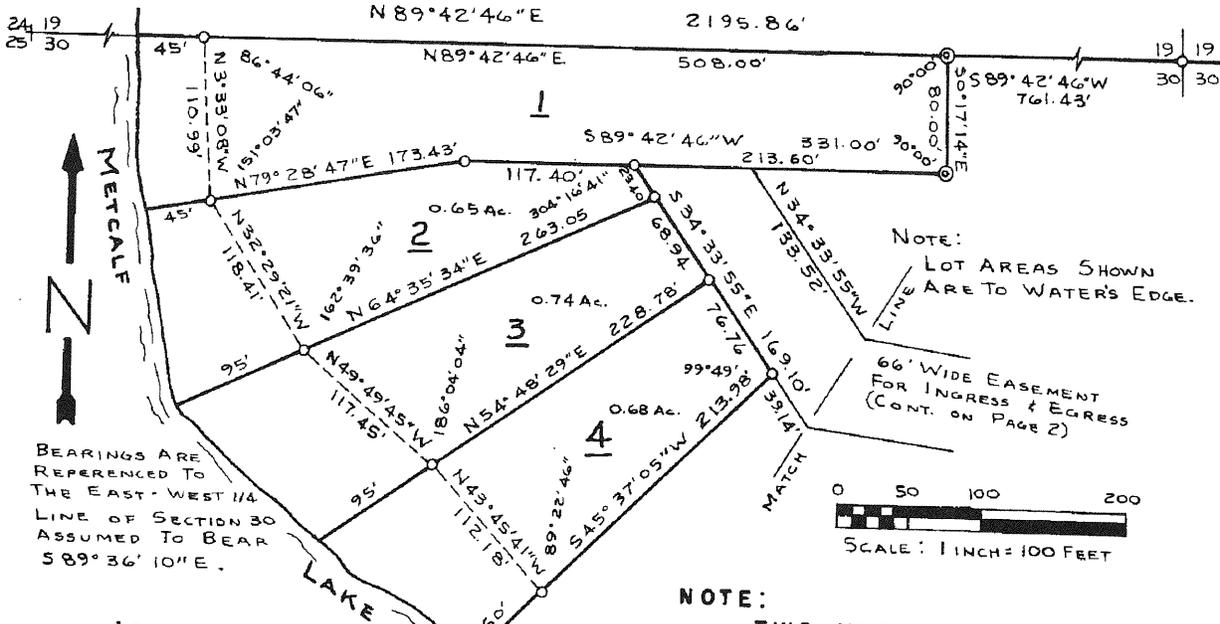




145297

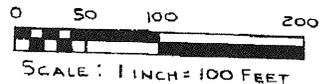
MARQUETTE COUNTY CERTIFIED SURVEY NO. 599

PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, T15N, R10E, TOWN OF MONTELLO.



BEARINGS ARE REFERENCED TO THE EAST-WEST 1/4 LINE OF SECTION 30 ASSUMED TO BEAR S 89° 36' 10" E.

NOTE:
LOT AREAS SHOWN ARE TO WATER'S EDGE.
66' WIDE EASEMENT FOR INGRESS & EGRESS (CONT. ON PAGE 2)



- LEGEND**
- 3/4" x 24" IRON BAR SET (WT. 1.50 LBS./FT.)
 - ⊙ 1" x 30" IRON PIPE SET (WT. 1.68 LBS./FT.)
 - ⊗ 1" IRON PIPE FOUND
 - ⊙ 2" IRON PIPE WITH CAP FOUND
 - 3/4" IRON BAR FOUND
 - RAILROAD SPIKE SET

NOTE:
THIS MAP SUPERCEDES C.S.M. NO. 593, VOL. 3, PG. 143.
MARQUETTE COUNTY ZONING COMMITTEE APPROVAL
Approved for recording this 15 day of December, 1980 by the Marquette County Zoning and Planning Committee.

SURVEYOR'S CERTIFICATE

12/16/80 *Michael Stapleton*
Michael Stapleton
Zoning Administrator

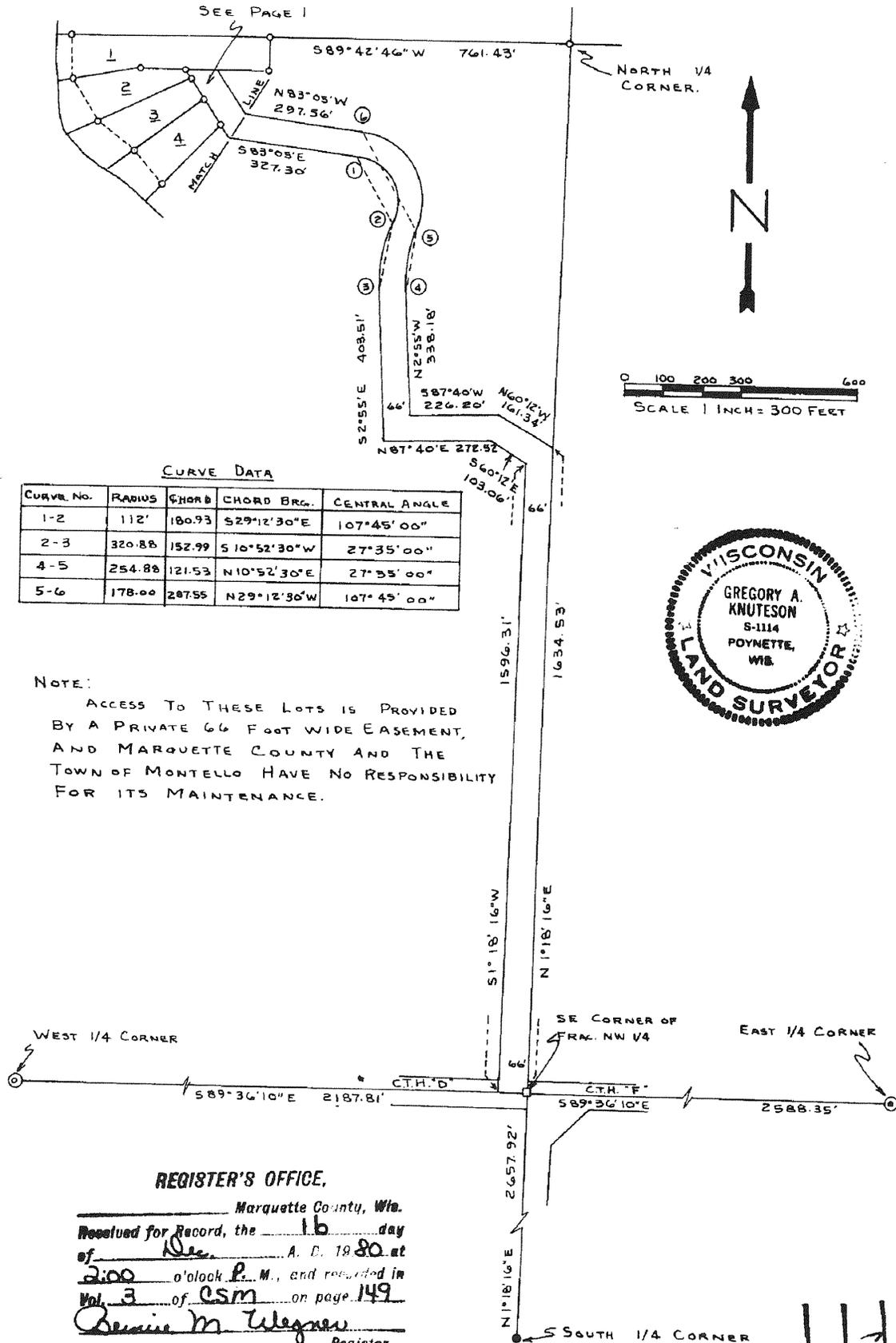
I, Gregory A. Knuteson, registered Land Surveyor, hereby certify that I have surveyed, divided and mapped a part of the Northwest fractional 1/4 of Section 30, Town 15 North, Range 10 East, Town of Montello, Marquette County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 30; thence S 89° 42' 46" W 761.43 feet along the North line of Section 30 to the point of beginning; thence S 0° 17' 14" E 80.00 feet; thence S 89° 42' 46" W 213.60 feet; thence S 34° 33' 55" E 169.10 feet; thence S 45° 37' 05" W 213.98 feet to a point which lies N 45° 37' 05" E 60 feet more or less from the water's edge of Metcalf Lake; thence N 43° 45' 41" W 112.18 feet along a meander line of said Lake; thence N 49° 49' 45" " 117.45 feet along said meander line; thence N 32° 29' 21" W 118.41 feet along said meander line; thence N 3° 33' 08" W 110.99 feet along said meander line to the North line of Section 30; thence N 89° 42' 46" E 508.00 feet along the North line of Section 30 to the point of beginning. Including all lands lying between the meander line, the water's edge, and extensions of the lot lines as shown on this Certified Survey.

Also including a 66 foot wide easement for ingress and egress from CTH "D" to the lots shown hereon, as shown on Pages 1 & 2 of this Certified Survey.

I further certify that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and that this survey and map are correct to the best of my knowledge and belief.

Gregory A. Knuteson
Gregory A. Knuteson 3-1114
July 30, 1980



CURVE DATA

CURVE NO.	RADIUS	CHORD	CHORD BEG.	CENTRAL ANGLE
1-2	112'	180.93	S 29° 12' 30" E	107° 45' 00"
2-3	320.88	152.99	S 10° 52' 30" W	27° 35' 00"
4-5	254.88	121.53	N 10° 52' 30" E	27° 35' 00"
5-6	178.00	287.55	N 29° 12' 30" W	107° 45' 00"

NOTE:
 ACCESS TO THESE LOTS IS PROVIDED BY A PRIVATE 66 FOOT WIDE EASEMENT, AND MARQUETTE COUNTY AND THE TOWN OF MONTELLO HAVE NO RESPONSIBILITY FOR ITS MAINTENANCE.

REGISTER'S OFFICE,

Marquette County, Wis.
 Received for Record, the 16 day
 of Dec. A. D. 1980 at
2:00 o'clock P. M., and recorded in
 Vol. 3 of CSM on page 149
Bessie M. Wegner
 Register

145297

Grantor ✓
 Grantee ✓
 Tract ✓

ADAMS-COLUMBIA ELECTRIC COOPERATIVE
RIGHT-OF-WAY EASEMENT FOR
ELECTRIC LINES - INDIVIDUAL RESIDENCE

198126

KNOW ALL MEN BY THESE PRESENTS: That JOHN R + EVELYN J METCALF
(hereinafter called the "Grantor"), in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged,
does hereby grant, warrant and convey unto Adams-Columbia Electric Cooperative, a cooperative organized under Chapter 185, Wisconsin Statutes, hereinafter
called the "Grantee", and to its successors and assigns, the right, privilege and easement to enter upon the lands described hereinafter, and to construct,
reconstruct, rephase, operate, repair, maintain, relocate and replace thereon and under the surface thereof, and upon or under all street, roads or highways
on or abutting said lands, a line or lines for the transmission and distribution of electric energy, including without limitation all appropriate poles, cables,
wires, transformers, handholes, manholes, concrete pads, duct conduits, ground connections, guy wires, and all other attachments, equipment, accessories
and appurtenances necessary and appropriate for the underground
transmission and distribution of energy.

Except as otherwise stated, the right-of-way shall be 20 feet in width.

The lands of the Grantor with respect to which this right-of-way easement is granted are described as follows:

THE NORTHWEST QUARTER OF SECTION THIRTY (30) TOWN
FIFTEEN (15) NORTH OF RANGE TEN (10) EAST EXCEPT LOT 3 OF CERTIFIED
SURVEY MAP NO. 599.

ALSO
THE EAST HALF OF THE NORTHEAST QUARTER (E 1/2 NE 1/4) OF SECTION TWENTY-
FIVE (25) TOWN FIFTEEN (15) NORTH, RANGE NINE EAST (9) EAST.

ALSO
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
(N 1/2 NW 1/4) OF SECTION THIRTY SIX (36) TOWN FIFTEEN (15) NORTH
OF RANGE NINE (9) EAST.

ALSO
A PART OF GOVERNMENT LOT ONE (1) SECTION TWENTY FOUR (24) TOWNSHIP
FIFTEEN (15) NORTH OF RANGE NINE (9) EAST, TOWNSHIP OF PACWAUKEE,
MARQUETTE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF GOVERNMENT LOT 1 WHICH IS
1,303.30 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE EAST
1,303.30 FEET ALONG THE SOUTH LINE OF GOVERNMENT LOT 1 TO THE
SOUTHEAST CORNER THEREOF; THENCE N 1/4° E 165.00 FEET TO THE NORTHWEST
SHORE OF THE LAKE; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE
NORTHWEST SHORE OF THE LAKE AND THE NORTHWEST SHORE OF THE CREEK TO
THE WEST LINE OF THE NE 1/4 OF SECTION 25 (AS IT IS FENCED
AND OCCUPIED) EXTENDED NORTH; THENCE SOUTH ALONG SAID WEST LINE
EXTENDED TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING
APPROXIMATELY 3.5 ACRES MORE OR LESS.

ALSO
THE RIGHT OF WAY OR WAGON TRACK ACROSS THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION TWENTY FIVE (25), TOWNSHIP
FIFTEEN (15) NORTH OF RANGE NINE (9) EAST AS STATED IN DEED FROM
DAVID GADGON TO DENNIS COLLINS, DECEMBER 7, 1978, RECORDED IN
VOLUME 19 OF DEEDS AT PAGE 313, MARQUETTE COUNTY RECORDS.

VOL 197 PAGE 443

ALL OF THE ABOVE LOCATED IN THE TOWNSHIPS OF MONTELLO AND
PACWAUKEE, COUNTY OF MARQUETTE, STATE OF WISCONSIN.

Received for Record, the 7 day
of Dec A.D. 1995 at
8:00 o'clock A.M. and recorded in
Vol. 303 of Records on page 719
Bernice M. Wegner
BERNICE H. WEGNER, Notary Public

The location of the center line of the right-of-way is as shown in broken lines on Plat No. _____ hereto attached and made a part of this easement.

The facilities erected hereunder shall remain the property of Grantee. Grantee shall have the right to inspect, rebuild, remove, repair, improve and make changes, alterations, substitutions and additions in and to its facilities as it may from time to time deem advisable including the right to increase or decrease the number of uses, conduits, wires, cables, handholes, manholes, connection boxes, transformers, transformer enclosures, and other equipment.

The Grantee shall at all times have the right to excavate, dig up, or remove any soil, sod, grass, driveways, or sidewalks for the purpose of constructing, operating, or maintaining the Grantee's facilities. The Grantee shall at all times have the right to keep the easement clear of all buildings, structures, or other obstructions, trees, shrubbery, undergrowth, roots, and rocks which interfere with or endanger the construction, operation or maintenance of the Grantee's facilities, including the right to cut, trim, and control by machinery or otherwise, the growth of trees, shrubbery, undergrowth, and roots. All trees, limbs, shrubs, or other obstructions so removed shall remain the property of the Grantor.

The Grantee shall at all times have the right to license, permit, or otherwise agree to the joint use and occupancy of the easement by any other person, association, or corporation for electrification, telephone or cable television purposes without the necessity of obtaining the Grantor's consent.

The Grantee shall not be liable or responsible for any damages to property located on, under, or adjacent to the easement lands resulting from the Grantee's exercise of its rights granted by this easement.

Grantor, his successors and assigns, may use the land within the easement for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with or endanger the construction-operation and maintenance of Grantee's facilities.

For the purpose of constructing, inspecting, maintaining or operating its facilities, Grantee shall have the right of ingress to and egress from the easement over the lands of Grantor adjacent to the easement and lying between public and private roads and the easement, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to Grantor.

To have and to hold unto the said Grantee, its successors and assigns forever. This conveyance shall be binding on the heirs, representatives, assigns and grantees of the Grantor.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 8 day of June, 1995

*Executed in the presence of:

John R. Metcalf (Seal) _____ (Seal)
John R. Metcalf

Evelyn J. Metcalf (Seal) _____ (Seal)
Evelyn J. Metcalf

Personally came before me this 8th day of June, 1995, the above named John R. Metcalf and Evelyn J. Metcalf

to me known to be the persons who executed the above and foregoing instrument and acknowledged the same.

Deanne Stein Notary Public
My Commission expires August 20, 1995

*Is there a lien against this property Yes No

This instrument was drafted by Return to:
Robert Robicheau, Manager for Planning & Procurement
Adams-Columbia Electric Cooperative, Inc. 612.00 pc
401 E. Lake Street, P.O. Box 70
Friendship, WI 53834

1510-30-5

Grantor
Grantee
Tract

3 | 1 | 1

CONSENT OF LIENHOLDER(S)

The undersigned Montello State Bank, owner(s) and holder(s) of lien(s) as to the above-described EASEMENT LANDS, for the consideration above stated, do(es) hereby join in and consent to the foregoing easement free and clear of said lien(s).

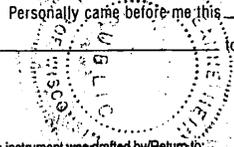
Wayne Stelter V.P. (Seal)
(Lienholder) Montello State Bank (Seal)

(Lienholder)

Wisconsin STATE OF)
Marquette COUNTY) ss.

Personally came before me this 8th day of June, 19 95, the above-named Wayne Stelter

to me known to be the person(s) who executed the above and foregoing instrument and acknowledged the same.



Jeanne Stelter Notary Public

My Commission expires August 20, 1995

This instrument was drafted by Return to:
Robert Robicheau, Manager for Planning & Procurement
Adams-Columbia Electric Cooperative, Inc.
401 E. Lake Street, P.O. Box 70
Friendship, WI 53934

**Hamele Auction Service LLC & United Country Midwest Lifestyle Properties
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
With Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at

Lot #1 N4931 2nd Ave Town of Westfield Marquette County 028-00975-0000 6.17+/- acres Lot #2 W1199 Rudy's Ln Town of Mecan Marquette County 1.37+/- Acres 010-00289-000 Lot #3 Lot 2 on Metacalf Lake Town of Montello Marquette County 012-01538-000

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

Hamele Auction Service LLC ("Auctioneer") has been appointed by Ronald R Rennhack & Kristine L Rennhack ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5000 per auction lot . This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

BUYER'S PREMIUM:

A buyer's premium of ten percent (5%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before November 18th 2024.

Time is of the essence. The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Midwest Lifestyle Properties and/or Hamele Auction Service LLC may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Hamele Auction and Realty or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin.

By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminates or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda To Terms and Conditions and map of lots

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR**

TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Addenda to Terms & Conditions Relating to Online Only
Auction N4931 2nd Ave Town of Westfield, W1199 Rudy's Ln
Town of Mecan and Lot 2 on Metcalf Lake Town of Montello
Marquette County WI October 3rd 2024 6pm central.

To Register: Bidders will register, and purchase property(s) as follows:

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: 5% Buyers fee added to high bid price to determine total contract price. High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 nonrefundable down payment along per auction lot with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before November 18th 2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$5,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close with 2 minutes added to all bids coming in after the soft closing starts,

all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. 5% Buyers fee added to high bid price to determine total contract price. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before November 18th 2024.

Lot #1 N4931 2nd Ave Town of Westfield Marquette County 028-00975-0000 6.17+/- acres with pole shed. Well and septic are still in place where mobile home was removed.

Lot #2 W1199 Rudy's Ln Town of Mecan Marquette County 1.37+/- Acres 010-00289-000 with mobile home and small building

Lot #3 Lot 2 on Metacalf Lake Town of Montello Marquette County 012-01538-000, pier and small fishing boat included.

Broker Participation: Auction Company to pay 1% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than October 2nd 12:00pm. Fax 608-742-5004 or email travis@hameleauctions.com Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions. One registered buyer per agent.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated October 3rd 2024.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____



Travis Hamele
608.697.3349



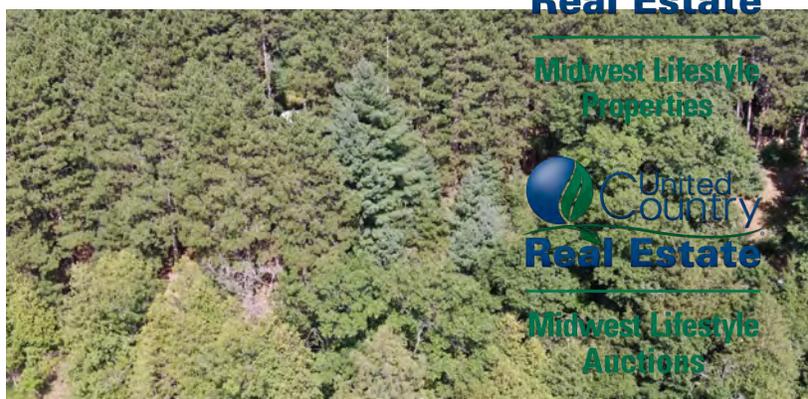
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**Midwest Lifestyle
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