Dave Ehlinger

From: Dan O'Callaghan <dan.ocallaghan@carlsonblack.com>
Sent: Friday, November 10, 2023 3:26 PM
To: Rick A. Manthe; Matthew Dregne (Work); Dave Ehlinger
Cc: Melissa Legler; Daniel LaFrenz
Subject: FW: 924 Jackson St., Stoughton, WI -- Stoughton Housing Authority/Crown Court Properties Ltd.
Attachments: 20231110150759608.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mystery solved, courtesy of Melissa at First Am! No further action should be necessary here.

From: Melissa Legler <MLegler@firstam.com>
Sent: Friday, November 10, 2023 2:58 PM
To: Dan O'Callaghan <dan.ocallaghan@carlsonblack.com>
Cc: Daniel LaFrenz <daniel.lafrenz@carlsonblack.com>
Subject: 924 Jackson St., Stoughton, WI -- Stoughton Housing Authority/Crown Court Properties Ltd.

The tax roll for pin 281/0511-064-9890-7 is inaccurate. The vesting deed that they should be referencing is QCD #1905863 which was a conveyance from the City of Stoughton to the Stoughton Housing Authority.

Melissa L. Legler
Sales Administration Coordinator
First American Title
608-286-3570

From: Melissa Legler <MLegler@firstam.com>
Sent: Friday, November 10, 2023 2:56 PM
To: Dan O'Callaghan <dan.ocallaghan@carlsonblack.com>
Cc: Daniel LaFrenz <daniel.lafrenz@carlsonblack.com>
Subject: RE: [External] 924 Jackson St., Stoughton, WI -- Stoughton Housing Authority/Crown Court Properties Ltd.

Hi Dan.

We have an outdated commitment that we completed back in January. I don't see Carlson on it, should we add you as the seller's attorney? That commitment covers the following parcels:

Tax Parcel No. 281/0511-064-9890-7, 281/0511-064-9500-8, 2
064-9545-5

TRACT A:

PARCEL 1:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECT
11 EAST, IN THE CITY OF STOUGHTON, MORE FULLY DESCRIBED

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QU
THENCE WEST 165 FEET; THENCE SOUTH 462 FEET; THENCE WE
FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 1046 JACKSON STREET, STOUGHTON WI 5
TAX PARCEL NO.: 281/0511-064-9500-8

PARCEL 2:

ALSO PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
RANGE 11 EAST, IN THE CITY OF STOUGHTON, MORE FULLY DES

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER
THENCE WEST 165 FEET TO THE POINT OF BEGINNING OF THIS
FEET; THENCE NORTH 165 FEET; THENCE EAST 165 FEET; THEN
BEGINNING OF THIS DESCRIPTION.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 924 JACKSON STREET, STOUGHTON WI 53
TAX PARCEL NO.: 281/0511-064-9890-7

TRACT B:

PARCEL 1:

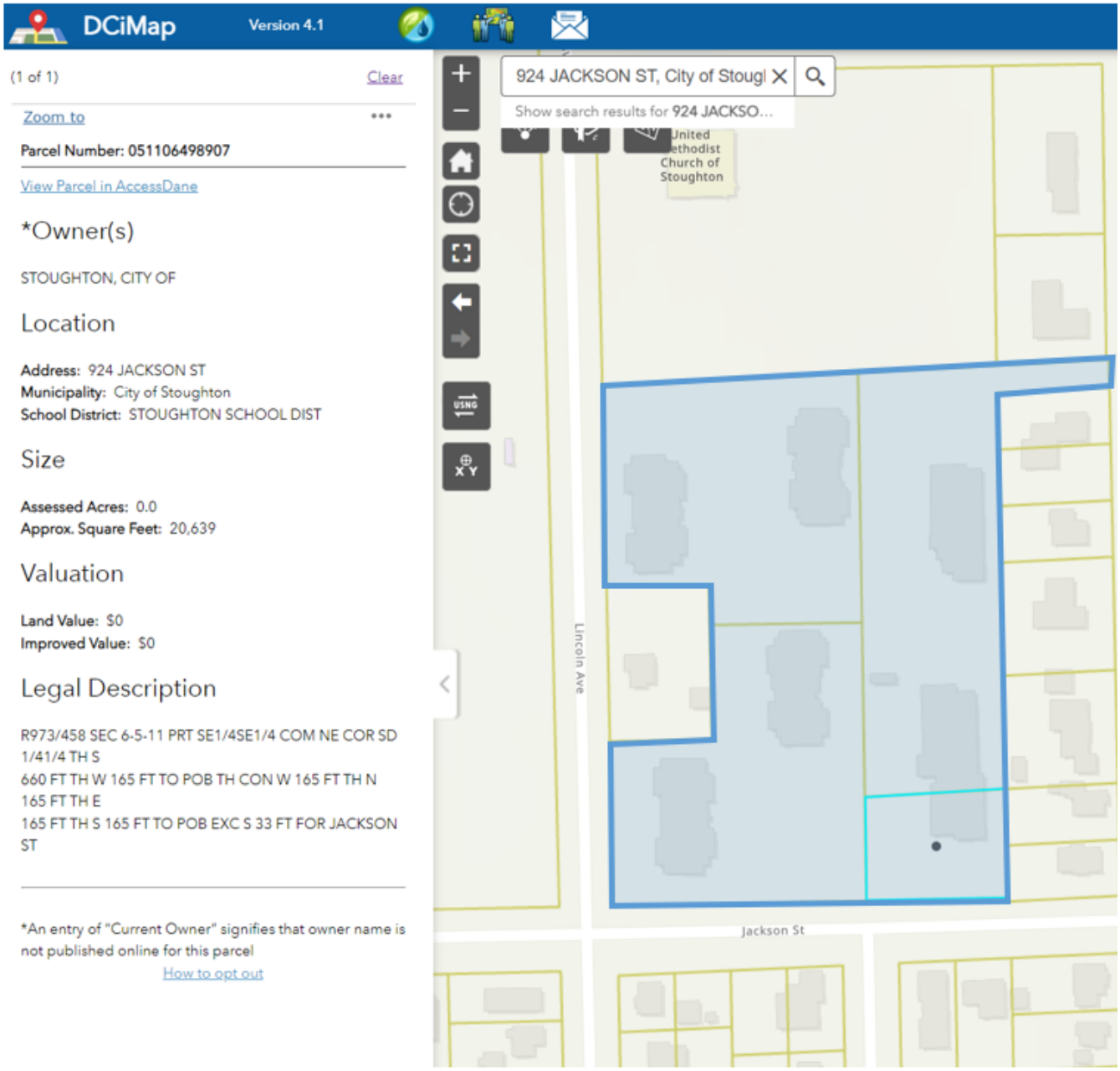
LOT 1 OF CERTIFIED SURVEY MAP NO. 2359, RECORDED IN THI
FOR DANE COUNTY, WISCONSIN ON APRIL 27, 1977, IN VOLUM
236, AS DOCUMENT NO. 1514554, SAID CERTIFIED SURVEY MA
CERTIFIED SURVEY MAP NO. 1217, VOLUME 5, PAGE 124, BEIN
SOUTHEAST 1/4, SECTION 6, TOWNSHIP 5 NORTH, RANGE 11 E
DANE COUNTY.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 1050, 1060 JACKSON STREET, STOUGHTC
TAX PARCEL NO.: 281/0511-064-9530-2

Melissa L. Legler
Sales Administration Coordinator
First American Title
608-286-3570

From: Dan O'Callaghan <dan.ocallaghan@carlsonblack.com>
Sent: Friday, November 10, 2023 2:15 PM
To: Melissa Legler <MLegler@firstam.com>
Cc: Daniel LaFrenz <daniel.lafrenz@carlsonblack.com>
Subject: [External] 924 Jackson St., Stoughton, WI -- Stoughton Housing Authority/Crown Court Properties Ltd.

Hi Melissa, I'm checking to see if you happen to have an open file in your office for the above-referenced transaction. We represent the City of Stoughton Housing Authority, the current owner of the property. The Housing Authority is entering into an acquisition/rehab transaction with Crown Court Properties Ltd., who is represented by Mark O'Neil at Godfrey. Earlier this week, an issue popped up concerning record ownership of the property. Dane County is showing the property as 4 distinct tax parcels, one of which shows the "City of Stoughton" as the owner (the other three identify "Stoughton Housing Authority" as the owner). In reality, the housing authority should be the record owner of the entire property, so we are hoping Access Dane is simply incorrect/incomplete. Before we reinvent the wheel, I'm wondering if perhaps Mark (or someone else connected with this transaction) has already opened a file with your office. Please let me know. Thanks!



CARLSON BLACK

Dan O'Callaghan | Partner
Carlson Black O'Callaghan & Battenberg LLP
222 W. Washington Ave., Suite 360
Madison, WI 53703-2745
dan.ocallaghan@carlsonblack.com
Direct: 608.888.1685

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If you received this email as a commercial message and would like to opt out of future commercial messages, please let us know and we will remove you from our distribution list.

Thank you.
****
FAFLD

Parcel Number - 281/0511-064-9890-7

Current

< Parcel Parents

Summary Report

Parcel Detail

Less −

Municipality Name	CITY OF STOUGHTON	
State Municipality Code	281	
Township & Range	**Section**	**Quarter/Quarter & Quarter**
T05NR11E	06	SE of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	R973/458 SEC 6-5-11 PRT SE1/4SE1/4 COM NE COR SD 1/41/4 TH S 660 FT TH W 165 FT TO POB TH CON W 165 FT TH N 165 FT TH E 165 FT TH S 165 FT TO POB EXC S 33 FT FOR JACKSON ST **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**	
Current Owner	STOUGHTON, CITY OF	
Primary Address	924 JACKSON ST	
Billing Address	207 S FORREST ST STOUGHTON WI 53589	

Show Municipal Contact Information ✓

Assessment Summary

More +

Assessment Year	**2023**
Valuation Classification	X4
Assessment Acres	0.000
Land Value	$0.00
Improved Value	$0.00
Total Value	$0.00

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/20/2023 - 03:00 PM~~
Ends: ~~04/20/2023 - 05:00 PM~~

About Open Book

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/24/2023 - 10:00 AM~~
Ends: ~~05/24/2023 - 12:00 PM~~

About Board Of Review

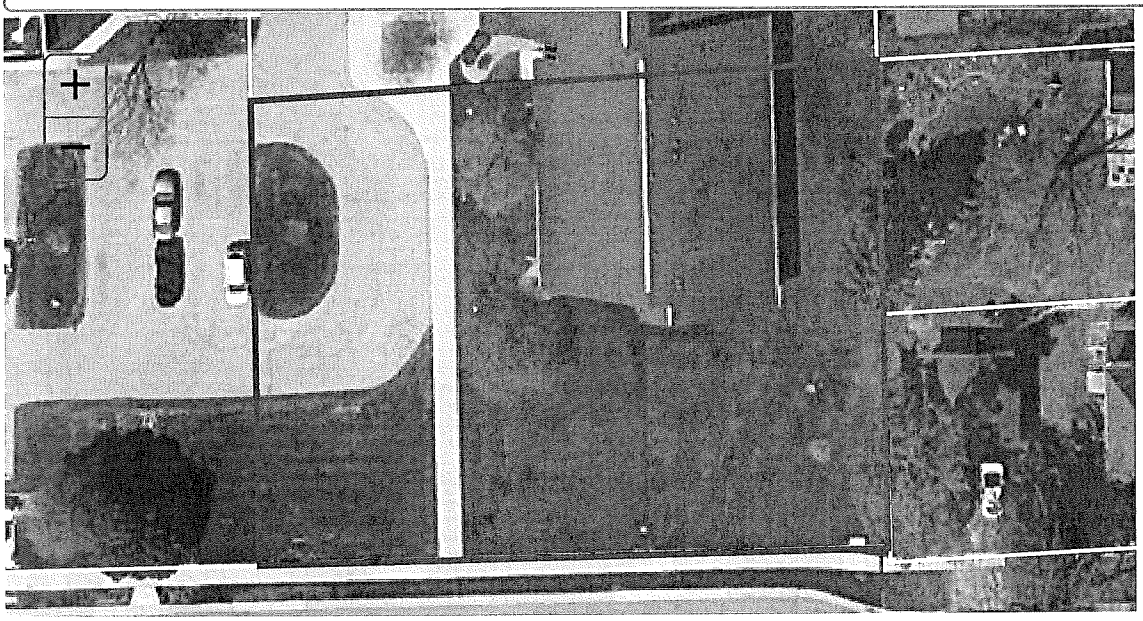
Zoning Information

For the most current and complete zoning information contact:
City of Stoughton Planning & Development | 608-873-6677

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Parcel Maps



DCiMap Google Map Bing Map

Tax Information

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

« < Newer Older > »

Tax Year 2022		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$0.00	$0.00	$0.00
Taxes:		$0.00
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$0.00
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
	07/24/1996		973	458

DocLink

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

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0511-064-9890-7. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

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

Dane County
Land Information Office
GIS SERVICES

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Dane County Land Information Council
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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703

DOCUMENT NO. 1582668

VOL 973 PAGE 458

WARRANTY DEED
STATE OF WISCONSIN—FORM 4

THIS SPACE RESERVED FOR RECORDING DATA

Office of Register of Deeds
Dane County, Wisconsin

Received for Record July 19, 1978 at 3:25 o'clock P.M. and recorded in vol. 973 of Records on page 458

Register

RETURN TO
B. Kaufmann
16 N. Carroll St.

Not Homestead Property

THIS INDENTURE, Made this 19th day of July, A. D., 1978, between Ada H. Klefstad a/k/a Ada Klefstad, single, and Mary Beth Strong

, parties of the first part, and City of Stoughton, a municipal corporation

a Corporation duly organized and existing underand by virtue of the laws of the State of Wisconsin, located at Stoughton Wisconsin, party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of one dollar and other good and valuable consideration

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Dane and State of Wisconsin, to-wit: (Transfer tax exempt under Section 77.25 (2).

Part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 11 East, in the City of Stoughton, more fully described as follows: Beginning at the Northeast corner of said quarter quarter; thence South 33 feet; thence West 165 feet; thence South 462 feet; thence West 165 feet; thence North 495 feet; thence East 330 feet to the point of beginning. [Hereinafter referred to in this opinion as parcel 1]

Also part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 11 East, in the City of Stoughton, more fully described as follows: Commencing at the Northeast corner of said quarter quarter thence South 660 feet; thence West 165 feet to the point of beginning of this description; thence West 165 feet; thence North 165 feet; thence East 165 feet; thence South 165 feet to the point of beginning of this description. [Hereinafter referred to in this opinion as parcel 2]

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Ada H. Klefstad a/k/a Ada Klefstad, single, and Mary Beth Strong

for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever

and that the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 19th day of July, A. D., 1978.

SIGNED AND SEALED IN PRESENCE OF

Ada H Klefstad (SEAL)
Ada H. Klefstad

Mary Beth Strong (SEAL)
Mary Beth Strong

(SEAL)

(SEAL)

FEE
2
EXEMPT

State of Wisconsin, } ss.
County of Dane

Personally came before me, this 19th day of July, A. D., 1978, the above named Ada H. Klefstad a/k/a Ada Klefstad, single, and Mary Beth Strong,

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

Margie Martin
Margie Martin

THIS INSTRUMENT WAS DRAFTED BY

Atty. Carlos Martin, Jr.

NOTARY PUBLIC STATE OF WISCONSIN SEAL

Notary Public, Dane County, Wis.

My commission (expires) (is) Sept. 24, 1978

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

Wisconsin Legal Blank Company
Milwaukee, Wis. (Job 81812)

Date 20 08 JUL 19 '78 3.00

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3 — 1982
QUIT CLAIM DEED

1905863

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
DANE COUNTY, WIS. S'
RECORDED ON

85 OCT 22 P 1:06

VOL 7410 PAGE 67

Register of Deeds

City of Stoughton, Wisconsin

quit-claims to Stoughton Housing Authority

the following described real estate in Dane County, State of Wisconsin:

RETURN TO City Clerk
381 East Main St.
Stoughton, WI 53589

Tax Parcel No: .....

Part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 11 East, in the City of Stoughton, more fully described as follows: Beginning at the Northeast corner of said quarter quarter; thence South 33 feet; thence West 165 feet; thence South 462 feet; thence West 165 feet; thence North 495 feet; thence East 330 feet to the point of beginning.

Also part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 11 East, in the City of Stoughton, more fully described as follows: Commencing at the Northeast corner of said quarter quarter thence South 660 feet; thence West 165 feet to the point of beginning of this description; thence West 165 feet; thence North 165 feet; thence East 165 feet; thence South 165 feet to the point of beginning of this description.

FEE
#2
EXEMPT

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

Dated this 19th day of October, 19 85

Judy A. Kinning (SEAL)
* Judy A. Kinning

Judy A. Kinning (SEAL)
* Judy A. Kinning

City of Stoughton
By Mayor Douglas G. Pfundheller (SEAL)
* Douglas G. Pfundheller

By Helen J. Johnson, City Clerk (SEAL)
* Helen J. Johnson

AUTHENTICATION

Signature(s) Douglas G. Pfundheller and Helen J. Johnson

authenticated this day of October, 19.85.

* Jonathan Skibinski

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney J. Michael Skibinski

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Dane County.

Personally came before me this day of , 19 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

*

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: , 19)

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

400