T. G. Mandt

to

Wm A. Jermann

Dr. 165590 A

This Indenture, made the twelfth day of April in the year of Lord one thousand eight hundred and seventy eight between T. G. Mandt and Jorand Mandt his wife of Stoughton Dane County and State of Wisconsin, parties of the first part, and Wm A. Jermann of the same place, party of the second part Witnesseth, that the said parties of the first part, for and in consideration of the sum of ten dollars to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, doth hereby grant, bargain, sell, and confirm unto the said party of the second part and to his heirs and assigns forever a right of way in and to a certain strip of land situated in the County of Dane and State of Wisconsin, and described as follows, to wit: Commencing at a point twelve (12) rods East of the North East corner of lot five (5) in block No. thirty five (35) in the village of Stoughton thence running South twelve (12) rods, thence East twenty (20) feet, thence North twelve (12) rods to the highway, thence West twenty (20) feet to the place of beginning, for the said party of the second part, his heirs and assigns, and his and their servants and tenants, at all times freely to pass and repass on foot or with horses oxen cattle, beasts of burden, wagons, carts, sleighs or other vehicle or carriage whatsoever. To Have and to Hold

the said easement and privilege to the said party of the second part his heirs and assigns forever. In witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed & delivered in presence of
H. A. Hoverson
J. O. Cold

J. G. Mandt (Seal)
Jorand Mandt (Seal)

State of Wisconsin, County of Dane ss. Be it remembered that on the twelfth day of April, A. D. 1878 personally came before me the above named J. G. Mandt, and Jorand Mandt his wife to me known to be the persons who executed the above deed of right of way and acknowledged the same to be their free act and deed for the uses and purposes therein mentioned.

Recorded Dec. 19th 1885, at 10 o'clock A. M.

H. A. Hoverson
Justice of the Peace

#395163a

Name Stoughton Marketing co. P.O. Stoughton, Wis. Line title----land located between poles--and--

In consideration of one ($1 no/100) dollars, the undersigned grant to the Wisconsin River Power coMpany the following privileges:

To erect and maintain its poles, wires, anchorsand other appliances necessary in the conduct of its business along the westerly side of river street running North and south and parallel with land owned by stoughton Marketing co. and described as follows: lots 1-3-4-5-6 and 7 of block 1 Petersons add. to the city of stoughton, in the city of stoughton, county of Dane, Wisconsin; to trim at any time all trees beside the line along the land above described as so as to clear the wires of at least six (6) feet; to cut down any present or future trees or portions of trees located beneath and which may in the judgment of the above named company interfere with the wires or other equipment placed as above mentioned

This agreement is binding upon the heirs, successors and assigns of the parties hereto

Signed at Stoughton, this 19 day of August, 1920

Witness J.P.Doyle

address Stoughton, Wis.

Witness Wm. Horton

address Portage, Wis.

Stoughton Marketing Co.
By J.M. Bailey
President

State of wisconsin)
County of Dane) ss

Personally appeared before me this 19 day of August A.D. 1920 J_M. Bailey Pres. of Stoughton, Marketing co. to Me known to be the person who executed the instrument on the other side hereof and acknowledged the same.

Wm. Horton,
Notary Public Columbia County, Wis.
My commission expires Feb. 27, 1921

(notarial seal)

Recorde Sept. 21 A.D. 1920 at 11;30 A.M.

487592

EASEMENT

ORIGINAL

FOR THE CONSIDERATION OF ONE DOLLAR ($1.00) to it in hand paid, the receipt whereof is hereby acknowledged, and for other valuable considerations, the CITY OF STOUGHTON, a Municipal Corporation of the State of Wisconsin, Grantor, hereby grants unto H.E.BYRAM, MARK W.POTTER AND EDWARD J. BRUNDAGE, as Receivers of the CHICAGO, MILWAUKEE AND ST.PAUL RAILWAY COMPANY, a Corporation of the State of Wisconsin, and not as individuals, Grantees, their successors or assigns, the exclusive and perpetual right, license and privilege of using for all railway purposes, four (4) certain strips of land, each seventeen (17) feet in width, having one half (1/2) of such width upon each side of the center line of the respective Industry tracks as the same are now there laid and operated upon and across certain Lots, hereinafter mentioned in the City of Stoughton, County of Dane, State of Wisconsin, to wit:

1. Beginning at a switch located in that certain spur track of said Receivers now laid and operated across Block Thirty-five (35) of original plat of Stoughton, according to the recorded plat thereof, in the County and State aforesaid, and shown in red on the plat hereto attached, and made part hereof, at a point in Lot 12 of said Block, and extending thence in an easterly direction across the residue of said Lot 12 and across Lots 11 to 3 inclusive, and across a portion of Lot 2 in said Block 35, to a point in the easterly part thereof; said track being particularly shown in yellow on said plat and extending between points marked respectively "M" and "N" thereon.

2. Also beginning at a switch located in that certain spur track of said Receivers as the same is now laid over and across said Block 35, at a point in Fourth Street, and extending thence in a southerly and easterly direction across Lots 15 to 3 inclusive of said Block, and ending at a point in

Lot 2 thereof, near the West line of same; the track hereby described extending upon the course shown by the yellow lines, between points designated by the letters "K" and "S" respectively on said plat. Excepting from this conveyance all those portions of said Lots 12 to 15, both inclusive, which are included within that certain strip of land 25 feet in width conveyed to the Chicago, Milwaukee and St. Paul Railway Company by the Stoughton Mill Company, by Warranty Deed dated March 28, 1903, and recorded in the office of the Register of Deeds of Dane County, Wisconsin, April 11, 1903, in Volume 175 of Deeds on page 489.

-1-

3. Also beginning at a switch in the above mentioned track "K-S" now laid over and across Lots 15 to 3 inclusive of said Block 35 at a point in Lot 14 thereof; and extending in a southerly and easterly direction across the residue of said Lot 14, Block 35, and across Lots 13 to 3 inclusive, ending at a point in said Lot 2 near the west line thereof; the track hereby described being shown by the yellow lines extending between points marked respectively "R" and "W" on said plat. Excepting from this conveyance all those portions of said Lots 12 to 14 inclusive, which are included within the aforementioned strip of land 25 feet in width conveyed to the Chicago, Milwaukee and St. Paul Railway Company by the Warranty Deed aforesaid from the Stoughton Mill Company, dated March 28, 1903.

4. Also beginning at a switch in the above mentioned track "K-S", extending across Lots 15 to 3 inclusive, in said Block 35, at a point in Lot 4 thereof, and extending across the residue of said Lot 4 and across Lots 3 to 1 inclusive in said Block 35, and across the unplatted land lying west and south of Block 1 of Peter R. Peterson's Addition to said City of Stoughton to the point designated by the Letter "Z" on said plat; the track hereby described being shown by the yellow lines extending between points marked respectively "T" and "Z" on said plat.

THE FOREGOING RIGHT, LICENSE AND PRIVILEGE, is however, subject to the express conditions, that if at any time hereafter, the said Receivers, their successors or assigns, shall permanently abandon the use of said tracks, or any of them, and remove the same from the aforesaid premises, then and in that case the right hereinabove granted, respecting said tracks or any of them, shall fully cease and determine; and the Receivers, their successors or assigns, if they so elect, may at any time remove any and all of the material by them placed thereon.

IN WITNESS WHEREOF the Grantor hath caused this instrument to be executed by it's Mayor, and countersigned by it's City Clerk, and it's corporate seal to be hereunto affixed, this 6th day of March A.D. 1928.

CITY OF STOUGHTON

By S. A. Peterson
It's Mayor

Countersigned Edgar W. Norman
City Clerk

In presence of
P. E. Henderson
Samuel Truberg
Witnesses.

DESCRIPTION CORRECT
Assistant Chief Engineer C. M. & St. P. Ry.

FORM APPROVED
Assistant Real Estate Commissioner

-2-

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

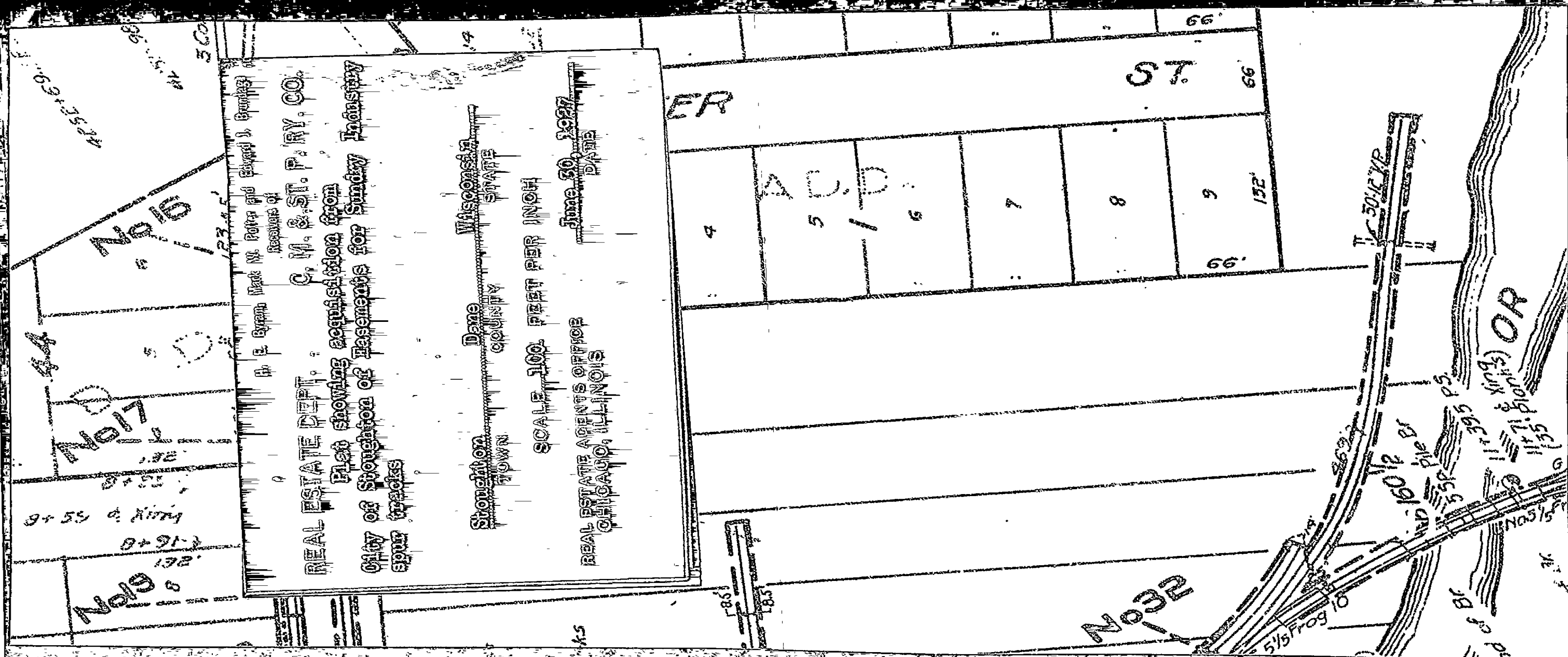
On this 6th day of March A.D. 1928, before me a Notary Public, in and for said County, came S. A. Peterson Mayor of the City of Stoughton, and Edgar U. Norman City Clerk of said City of Stoughton, to me personally known to be such officers respectively of said City, and to be the identical persons who executed the foregoing instrument, and acknowledged the execution thereof to be their free act and deed as well as the free act of said City.

Palmer E. Henderson
Notary Public

My Commission expires ~~March 6~~ Sept 13, 1931

PALMER E. HENDERSON NOTARY PUBLIC DANE COUNTY, WISCONSIN

RECORDED
APR 12 1928
At 8 30 o'clock A. m



RECORDED
APR 12 1928
At 8³⁰ o'clock A m

Agreement

This Article of Agreement, Made and concluded this 21 day of December, 1942, by and between City of Stoughton, a municipal corporation, party of the first part, and Joseph V. Shanley, party of the second part.

WITNESSETH, First, That the said party of the second part hereby agrees and binds his legal representatives, to pay, or cause to be paid, to the said party of the first part, its successors or assigns, the sum of Forty-five Thousand Dollars ($45,000.00), in the manner following: One Thousand Dollars ($1000.00) at the ensealing and delivery hereof; The balance of Forty-four Thousand Dollars ($44,000.00) shall be paid in semi-annual installments of One Thousand Five Hundred Dollars ($1500.00) or more, on June 30th and December 31, 1943, and thereafter in semi-annual installments of One Thousand Dollars ($1000.00) or more until paid, except the same shall be fully paid on or before January 1, 1949. Interest shall be paid at the rate of one per cent (1%) annually on the unpaid balance of each semi-annual period. The said payments to be made to the party of the first part, at the office of the City Clerk, City Hall, Stoughton, Wisconsin, and the same being intended to apply, when fully completed as the purchase money for the following tract, piece or parcel of land, situated in the County of Dane and State of Wisconsin, to-wit:

> A parcel of land lying in and being a part of Lots Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8) of Block Thirty-five (35) of the Town (now City) of Stoughton described more fully as follows: Beginning at a point which is four hundred eighteen feet (418 ft.) and one and six-tenths feet (1-6/10 ft.) East of the northeast corner of Lot Eight (8), Block Thirty-five (35); thence South eighty-eight degrees twenty-four minutes East (88° 24' E) twenty-seven feet (27 ft.); thence South sixty-six degrees sixteen minutes East (66° 16' E) three hundred fifty-three feet (353 ft.); thence South zero degrees twenty-six minutes West (0° 26' W) one hundred fourteen feet (114 ft.) to the north bank of the Yahara River; thence northwesterly three hundred seventy-two feet (372 ft.) along the bank of the Yahara River to a point which is forty-one feet (41 ft.) west of the west corner of the foundry building; thence North four degrees eleven minutes East (4° 11' E) one hundred eighty-six and five-tenths feet (186-5/10 ft.) to the point of beginning, together with the use of a railroad right of way and railroad spur tracks, and ingress and egress by foot and by vehicle, and the use of such parking area, over such routes and areas as has been heretofore established by the occupants and tenants of the City of Stoughton in the land commonly known as the Moline Plow Company property.
>
> It is further agreed and understood that all foundry equipment attached to said buildings and other foundry equipment and machinery located therein and heretofore used shall be considered real estate and be included in said conveyance.

That the aforesaid purchase price of Forty-five Thousand Dollars ($45,000.00) shall be allocated and be determined as follows: Land, One Thousand Dollars ($1000.00); Building, Thirty-five Thousand Dollars ($35,000.00); Machinery and Equipment, Nine Thousand Dollars ($9000.00).

The said party of the first part further agrees that until the aforesaid purchase money shall be fully paid, in the manner above stated, no taxes shall be assessed or levied against the second party for the hereinabove described property.

The party of the second part further agrees that the said party of the first part shall insure and keep insured against loss or damage the building now on said premises and such as may hereafter be erected thereon during the life of this contract in the sum of at least Thirty-five Thousand Dollars ($35,000.00) against loss or damage by fire, in the name of the party of the first part as owner in fee, with clause in said policy that the said party of the second part has a land contract interest therein and the loss, if any, under such insurance shall be payable to the said party of the first part to the extent of its interest and the surplus, if any, to the said party of the second part, subject, however to the rights of mortgagees, if any, respecting such insurance; such policy or policies to be held by the said party of the first part, its successors, legal representatives or assigns, as collateral to this contract; and the said party of the second part shall pay the premium on such policy or policies when due, and in case of the failure or neglect of the said party of the second part to pay such premiums when due, said party of the first part, its successors, legal representatives or assigns may pay the same and charge the cost thereof with interest thereon at the legal rate, to the said party of the second part, and the same shall be considered and taken to be an additional part of the consideration of this contract.

The party of the second part further agrees to hold the said premises from the date hereof, as the tenant by sufferance of the said party of the first part, subject to be removed as a tenant by sufferance holding over, by process under the statute in such case made and provided, whenever default shall be made in the payment of any of the installments of purchase money, interest, assessments or insurance premiums as above specified; and also to keep the building, machinery and improvements on said premises in as good repair and condition as they

VOL 165 PAGE 506

now are, except ordinary wear and decay, and not to do any act whatsoever which tends to depreciate the value of said premises.

Second, That the said party of the first part, hereby agrees and binds its successors, legal representatives or assigns, that in case the aforesaid sum of Forty-five Thousand Dollars ($45,000.00), with the interest and other moneys shall be fully paid and all the conditions herein provided shall be fully performed at the times and in the manner above specified, it will on demand, thereafter cause to be executed and delivered to the said party of the second part, or his heirs, or legal representatives, a good and sufficient Warranty Deed, in fee simple, together with an abstract showing good merchantable title, of the premises above described, free and clear of all legal liens and incumbrances, except any liens or incumbrances created by the act or default of the party of the second part, his heirs, legal representatives or assigns.

Third, That the party of the second part agrees to comply with all the sanitary laws and regulations of the Board of Health and fire underwriters, and will not permit or allow the dumping of slack or other foundry refuse on such property, or allow anything to be done on the premises which will render the same unsanitary or unsightly.

Fourth, That preference shall be given to the citizens of the City of Stoughton, Wisconsin, in the hiring of its employees, provided such citizens can qualify and meet the mental and physical requirements. However, in the event of difficulties or of scarcity of labor, the second party may go beyond the city limits to obtain the necessary labor for the operation of such factory.

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

The said party of the second part further promises and agrees that in case of the commencement of an action to foreclose this contract and also in case of

the foreclosure thereof, he will pay, in addition to the taxable costs and expenses incurred, a reasonable sum of money as attorney's fees VOL 165 PAGE 507

IN WITNESS WHEREOF, The said City of Stoughton and the Common Council have caused Allan E. Skinner, Jr., as Mayor, and Melvin S. Luraas, as City Clerk, to subscribe their names thereto and have caused the corporate seal of said city to be affixed to these presents, and Joseph V. Shanley has hereunto set his hand and seal, this 21 day of December, 1942.

Signed and Sealed in Presence Of

Carl J Anderson
Fay V. Holtan
Francis Shanley
G. A. Shanley

CITY OF STOUGHTON

BY A E Skinner Jr.
Mayor

Melvin S Luraas
City Clerk

Joseph V. Shanley

STATE OF WISCONSIN)
: SS.
County of Dane)

Personally came before me, this 29th day of December, 1942, Allan E. Skinner, Jr., Mayor, and Melvin S. Luraas, City Clerk, of the above named municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation, by its authority.

Lucile Mathison
Notary Public, Dane County, Wis.
My commission expires June 2, 1944

STATE OF ILLINOIS)
: SS.
County of Cook)

Personally came before me, this 21st day of December, 1942, the above

named Joseph V. Shanley, to me known to be the person who executed the foregoing instrument and acknowledged the same.

RECORDED
JAN 9 1943
At 8 45 o'clock A M

Stella Velett Leider
Notary Public, Cook County, Illinois
My commission expires 1/6/

678613

VOL 171 376

LEASE

THIS AGREEMENT, made this 25th day of August 1943, by and between STOUGHTON CANNING COMPANY, STOUGHTON, WISCONSIN organized under the laws of the State of Wisconsin, hereinafter called the Lessor, and ST. PAUL TERMINAL WAREHOUSE CO. of ST. PAUL, MINNESOTA, organized under the laws of the State of Minnesota, hereinafter called the lessee.

WITNESSETH:

WHEREAS, the Lessor is the owner of certain warehouse room (s) and building(s) and premises located at Stoughton County of Dane State of Wisconsin, more particularly described as follows:

The two story frame building, 40 ft. x 120 ft., known as the Osterheld Building, situated on the following described real estate:

A part of Lots Seven (7), Eight (8), and Nine (9), Block Thirty-five (35) of the City of Stoughton, described more fully as follows: Beginning on the South line of South Street at the Northwest corner of the East One-half of said Lot Nine (9); thence South ninety and six-tenths feet (90.6 ft.); thence South forty-one degrees twenty minutes East (41° 20') parallel to the Southwest line of the Stoughton Mfg. Co. Warehouse building and one and four-tenths feet (1.4 ft.) from it a distance of forty-nine and seven-tenths (49.7 ft.); thence North forty-nine degrees fifteen minutes East (49° 15') one hundred thirty-seven and two-tenths feet (137.2 ft.) parallel to the Southeast line of said building and eighteen feet (18 ft.) from it; thence North thirty-eight feet (38 ft.) to the North line of said Block Thirty-five (35); thence West one hundred and thirty-six and six-tenths feet (136.6 ft.) to the point of beginning.

AND WHEREAS, the said Lessee does desire in connection with its business as a public warehouseman to lease the warehouse premises above described.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto covenant and agree as follows:

1. The Lessor hereby leases to the Lessee all of its right, title, and interest in the above described warehouse room(s), building(s) and premises for a period beginning August 25, 1943 and terminating June 30, 1945.

2. The Lessee hereby hires and takes said warehouse room(s), building(s) and premises from the Lessor for the period above set forth, and agrees to pay as rental therefor the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged by the Lessor.

3. The Lessee, its agents, servants, and employees, shall have the right at all times to free ingress to and egress from said leased premises, through or over any other premises of the Lessor. Lessee shall also have the right to place and maintain its signs in and upon said premises, and on the property stored therein, to advertise to and serve as notice to the public that said leased premises shall be operated as a warehouse during the period of this lease. The Lessee shall also have the right and free use of all of the Lessor's facilities for handling, storing, weighing, preserving, packing and shipping the property stored therein. The Lessee is to have sole custody and control of the leased premises and shall have the right, as a public warehouseman, to receive into storage on the leased premises goods, wares, and merchandise and issue its warehouse receipts therefor. It is expressly understood and agreed that the Lessor shall not have access to the leased premises without the written permission of the Lessee, and the Lessor shall exercise no control of any kind or nature whatsoever over property on which warehouse receipts have been issued.

4. The Lessor, at its own expense, agrees to keep said leased premises and all apparatus installed therein in constant good repair and order; to maintain the premises at a proper temperature to protect and preserve the goods stored

therein; and to protect, indemnify, and hold harmless the Lessee against all loss or damage of any nature to goods stored therein, or thereon, which may occur or take place through the failure of the Lessor to maintain such repairs, order and proper temperature.

5. The Lessor agrees to furnish adequate lighting for the leased premises and to pay for all light, power, water, or other utility supplied to the premises during the period of the lease. Lessor further agrees to pay all taxes or assessments that have been or may be hereafter levied against said premises.

6. This lease may be terminated by either party by giving a thirty (30) day written notice to this effect to the other party. However, it is expressly agreed that in case the Lessee shall have issued and there be outstanding warehouse receipts on any goods stored in the leased premises, under no circumstances shall this lease be terminated until all such warehouse receipts have been surrendered to the Lessee for cancellation, and until Lessor shall have paid Lessee all charges and advances due or owing said Lessee by said Lessor.

7. The Lessor agrees to protect and indemnify the Lessee from all claims and demands of every person or persons whatsoever, either for injury or damage or claims thereof, to person or to property, upon account of anything whatsoever occurring in or about the leased premises or arising out of the use and occupancy thereof by the Lessee.

8. Should the Lessor, at any time, or in any manner, violate any of the terms or conditions of this lease, or become insolvent, or in any manner interfere with or make difficult the duties of Lessee's agents, custodians, or employees; or should the leased premises become involved in any manner in litigation; or should the Lessor or the Lessee be ejected or ousted therefrom, or should proceedings be begun for that purpose; or should the Lessee at any time deem it necessary for the protection of its interest or the property stored, then the Lessee shall have the right to remove all the property from the premises leased herein to such other place or places as the Lessee may deem expedient or proper; and in case of any such removal the Lessor undertakes and agrees to pay the Lessee all expenses of such removal and of storing said property elsewhere, including insurance costs and attorney's fees, until the return and surrender of all outstanding warehouse receipts properly endorsed for delivery, and until such delivery shall have been completed, and all payments herein referred to made.

9. The Lessor agrees to execute or cause to be executed any further agreement or agreements that may be necessary to secure the convenient use and enjoyment of the leased premises by the Lessee.

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

WITNESSED BY:

E. Virginia Peterson

Marjorie J. Nelson

ST. PAUL TERMINAL WAREHOUSE CO. (Lessee)

BY F. W. Trumpl Vice President

SEAL

BY R. C. Schwall Asst Secretary

STOUGHTON CANNING COMPANY (Lessor)

Alfred Nuethrich

Jean Gastrow

BY Joseph A. Steel President

SEAL

BY A. E. Knaak Secretary

STATE OF MINNESOTA)
VOL 171 PAGE 378) SS
COUNTY OF RAMSEY)

On this 14th day of October 1943, before me, a Notary Public, within and for said county, personally appeared P. W. Frenzel and R. C. Schall to me personally known, who being by me first duly sworn did say, each for himself, that the said P. W. Frenzel is the Vice President and the said R. C. Schall is the Assistant Secretary of St. Paul Terminal Warehouse Co. the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was executed in behalf of said corporation by authority of its Board of Directors, and the said P. W. Frenzel and the said R. C. Schall acknowledged said instrument to be the free act and deed of said corporation.

Joan C. Houle
Notary Public

JOAN C. HOULE,
Notary Public, Ramsey County, Minn.
My Commission Expires Apr. 11, 1949.

STATE OF Wis.)
) SS
COUNTY OF Columbia)

On this 11 day of Oct. 1943 before me, a Notary Public, within and for said county, personally appeared Joseph Steel and A. E. Knaak to me personally known, who being by me first duly sworn did say, each for himself, that the said Joseph Steel is the President and the said A. E. Knaak is the Secretary of Stoughton Canning Co. the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was executed in behalf of said corporation by authority of its Board of Directors, and the said Joseph Steel and the said A. E. Knaak acknowledged said instrument to be the free act and deed of said corporation.

RECORDED
OCT 29 1943
At 8:40 o'clock A M

Ruby Yohn
Notary Public
My com. exp. 3-25-45

NOTARY PUBLIC COLUMBIA CO. WISC. RUBY YOHN

Form 105—2-25-36—100M

1. PLACE OF DEATH

County: Dane

Township or Village:

City: Madison

STATE OF WISCONSIN 232

Department of Health—Bureau of Vital Statistics

COPY OF DEATH RECORD

Registered No.

No. 1028 Regent St. St., Ward

(If death occurred in a hospital or institution, give its NAME instead of street and number)

Length of residence in city or town where death occurred ..... yrs. ..... mos. ..... ds. How long in U. S. if of foreign birth? ..... yrs. ..... mos. ..... ds.

2. FULL NAME Lena Peterson

(a) Residence: No. 1028 Regent St. St., Ward

(Usual place of abode) (If nonresident give city or town and state)

Did deceased serve in the military or naval forces of the United States? (Yes or No)

3. SEX: Female

4. COLOR OR RACE: White

5. SINGLE, MARRIED, WIDOWED OR DIVORCED (Write the word): Married

5a. If married, widowed, or divorced ~~HUSBAND of~~ (or) WIFE of: Lawrence Peterson

6. DATE OF BIRTH (month, day and year): Sep. 22, 1862

7. AGE: Years 74 | Months 5 | Days 18 | If LESS than 1 day ..... hrs. or ..... min.

OCCUPATION

8. Trade, profession, or particular kind of work done, as spinner, sawyer, bookkeeper, etc.: Housewife

9. Industry or business in which work was done, as silk mill, saw mill, bank, etc.:

10. Date deceased last worked at this occupation (month and year):

11. Total time (years) spent in this occupation:

12. BIRTHPLACE (city or town) (State or country): Denmark

FATHER

13. NAME: Soren Nickleson(Nicolaison)

14. BIRTHPLACE (city or town) (State or country): Denmark

MOTHER

15. MAIDEN NAME: Unknown

16. BIRTHPLACE (city or town) (State or country): Denmark

17. INFORMANT: Mr. Lawrence Peterson

(Address): 1028 Regent St.

18. BURIAL, CREMATION, OR REMOVAL: Place: Forest Hill Date: May 13, 1937

19. FUNERAL DIRECTOR: A. A. Frautschi

(Address): Madison, Wis.

20. FILED: 5/13, 1937 F. F. Bowman, M.D. Registrar.

FILED ....., 19.... Sub-Registrar.

21. DATE OF DEATH (month, day, and year): May 10, 1937

22. I HEREBY CERTIFY, That I attended deceased ~~from~~ for ..... years, 19...., to May 10, 1937.

I last saw ~~or~~ alive on May 10, 1937 death is said to have occurred on the date stated above, at 7:00P.m.

The principal cause of death and related causes of importance in order of onset were as follows:

	Date of onset
Apoplexy	May 5

Contributory causes of importance not related to principal cause:

Arteriosclerosis

Name of operation: None Date of:

What test confirmed diagnosis? Clinical Was there an autopsy? No

23. If death was due to external causes (violence) fill in also the following:

Accident, suicide, or homicide? Date of injury ....., 19....

Where did injury occur? (Specify city or town, county, and state)

Specify whether injury occurred in industry, in home, or in public place.

Manner of injury

Nature of injury

24. Was disease or injury in any way related to occupation of deceased? No

If so, specify

(Signed) Thos. W. Tormey M.D.

(Address) Madison

STATE OF WISCONSIN
COUNTY OF DANE SS.

To All To Whom These Presents Shall Come:

I, Albert O. Barton, Register of Deeds of the County of Dane, in the State of Wisconsin, do hereby certify that the above is a true, full and correct photocopy of the whole of the original record on file, as appears from the records in my office.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office, in the City of Madison, this 24th day of September A.D., 1943.

A. O. Barton
Register of Deeds

By J. H. Schaus, Deputy

VOL 171 PAGE 380

State of Wisconsin)
County of Dane) ss.

Affidavit: In Re: Lot Twelve (12), Block Six (6), Central Home Addition to City of Madison, Dane Co. Wis.

Virgil H. Roick, being duly sworn states that foregoing certificate of death is recorded for purpose of showing that Lena Peterson, wife of Lawrence Peterson, died May 10, 1937, and that Lawrence Peterson, grantor of the above described real estate in deed dated September 21, 1937, and recorded October 20, 1937, at Volume 385 of Deeds, page 9, was a widower, and single man at the time of said conveyance, and that from personal knowledge derived from due inquiry, affiant states that said Lawrence Peterson, was not remarried at the time of said conveyance.

In Presence of :

A F Zeomik

A. A. Stolen

Virgil H. Roick

Subscribed and Sworn to before me this 14 th day of October, 1943.

A. A. Stolen

Notary Public, Dane County, Wis.
My Commission Expires Aug. 8, 1945

RECORDED
OCT 29 1943
At 10 15 o'clock A.M.

THIS AGREEMENT, made on the 30th day of September, 1944, by and between the HIGHWAY TRAILER COMPANY, a corporation of Edgerton, Wisconsin, party of the first part, and the STOUGHTON CAB & BODY COMPANY, a corporation of Stoughton, Wisconsin, party of the second part,

WITNESSETH:

WHEREAS, the City of Stoughton, Wisconsin, a municipal corporation, is the owner of certain real estate commonly known as the "Moline Plow Company property" which is occupied in part by the HIGHWAY TRAILER COMPANY under a lease and option expiring on April 1, 1945 ~~March 16, 1944~~, and the STOUGHTON CAB & BODY COMPANY under a land contract dated on the 1st of February, 1944, and

WHEREAS, there is a certain standpipe, and connecting water pipes and sprinkling system that is used jointly by the parties hereto, for which the City of Stoughton, as a common grantor, desires that there be adequate protection for easements and other rights necessary to the common usage of such property, and

WHEREAS, it is deemed mutually advantageous to all parties that there be an agreement as to such standpipe, and sprinkling system and the maintenance thereof,

NOW THEREFORE, it is mutually agreed by and between the parties hereto, that in consideration of the sum of One Dollar and other valuable considerations, and the mutual performance of the covenants herewithin contained, that in reference to the rights and easements to jointly occupy the standpipe, water mains, and sprinkling system and other appurtenant structures necessary thereto used in connection with such standpipe, and sprinkling system in the "Moline Plow Company property" of the said City of Stoughton, Dane County, Wisconsin, a municipal corporation, as they are now occupied by the said HIGHWAY TRAILER COMPANY under a lease and option with the said City of Stoughton, Wisconsin, and under a land contract with the STOUGHTON CAB & BODY COMPANY, for which descriptions, the same are made a part hereof by reference thereto, are hereby accepted, approved, and ratified, and also it is further agreed that there shall be perpetual right of ingress and egress to, from and over the lands of the parties hereto, for the purpose of repairs, renewals, examinations, and all other business pertaining to the repairing and maintaining the said standpipe, water pipes and other structures of the sprinkling system. It is further agreed that the cost of operating, maintaining and repairing of all of the said stand pipe, and all

other water pipes and mains, leaving the standpipe as jointly used by the parties hereto shall be paid on the following basis: Thirty-eight per cent (38%) by the STOUGHTON CAB & BODY COMPANY and Sixty-two per cent (62%) by the HIGHWAY TRAILER COMPANY, and that all other pipes or structures that are solely used by one of the parties hereto shall be maintained, repaired or reconstructed at the expense of such party. In the event that the respective portions of floor space shall hereinafter be increased or decreased by either company that such expense shall be allocated in proportion of the floor space of each company protected by such sprinkling system shall bear to the total of such floor space.

It is further agreed that this agreement shall be binding upon the successors or assigns of the parties hereto.

IN WITNESS WHEREOF, THE said HIGHWAY TRAILER COMPANY have caused P. M. Ellingson and E. A. Menhall, Vice-President, and Secretary, respectively, and the STOUGHTON CAB & BODY COMPANY, have cause M. H. TEIGE and ROLD HANSON, President and Secretary, respectively, to subscribe their names thereto, and have caused the corporate seals of said companies to be affixed to these presents, the day and year, first above written.

In Presence of:

Marion M. Bobb

Marion M. Bobb

HIGHWAY TRAILER COMPANY

BY P M Ellingson
Vice-President

E A Menhall
Secretary

In Presence of:

G. L. Erickson

G. L. Erickson

STOUGHTON CAB & BODY COMPANY

BY M. H. Teige
President

R H Hanson
Secretary

STATE OF WISCONSIN)
COUNTY OF DANE):SS

On this 30th day of September, 1944, before me personally appeared P.M. Ellingson and E. A. Menhall, who acknowledged themselves to be the Vice-President and Secretary of the HIGHWAY TRAILER COMPANY, a corporation, and that they, as such President and secretary, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such President and Secretary, respectively.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Edgar F. Norman
Notary Public, Dane County, Wisconsin.
My commission expires: 8/19/46

VOL 581 PAGE 76

QUIT CLAIM DEED—By Corporation

STATE OF WISCONSIN
FORM No. 12
Section 235.16 Wisconsin Statutes

H. NIEDECKEN COMPANY, MFG. STATIONERS, MILWAUKEE 445

837587

This Indenture, Made this 21st day of June, A. D., 19 52,

between City of Stoughton a Municipal Corporation duly organized

and existing under and by virtue of the laws of the State of Wisconsin, located at Stoughton,

Wisconsin, party of the first part, and Karl B. Karlson

party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of

One Dollar and other good and valuable consideration ~~Dollars,~~

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released and quit-claimed, and by these presents does give, grant, bargain, sell, remise, release and quit-claim unto the said party of the second part, and to his heirs and assigns forever, the following described real estate, situated in the County of Dane, State of Wisconsin, to-wit:

Lot Nine (9), Block One (1), Peterson's Addition to the City of Stoughton, Dane County, Wisconsin, except a parcel of land twenty feet in length and situated along the East part thereof, more particularly described as follows: Beginning at a point on the East line of said Lot Nine (9), Block One (1) which is Twenty-one (21) feet South of the Northeast corner of said Lot Nine (9), thence West Twenty (20) feet, thence South Twenty (20) feet, thence East Twenty (20) feet to the East line of said Lot Nine (9), thence North along the East line of said Lot Nine (9) Twenty feet to place of beginning. And further reserving to the grantor, and it's assigns, the right to use a right of way over a strip of land six feet in width lying along and being adjacent to the North line, the West line, and the South line of the parcel of land excepted from this conveyance, for the purpose of gaining access to the parcel of land excepted from this conveyance and servicing the pumping unit situated thereon. There is further reserved to the grantor an easement to maintain a water main on the South one-half of said Lot Nine (9) as the same now exists.

The consideration for this deed is less than $100.00 and therefore no revenue stamps are required.

To Have and to Hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

In Witness Whereof, the said City of Stoughton, a Municipal Corporation party of the first part, has caused these presents to be signed by Truman Felland its Mayor ~~President~~, and countersigned by George W. Schultz, its City Clerk ~~Secretary~~, at Stoughton, Wisconsin, and its corporate seal to be hereunto affixed, this 21st day of June A. D., 1952.

CITY OF STOUGHTON, a Municipal Corporation
Corporate Name

SIGNED AND SEALED IN PRESENCE OF

William E. Chritton

Dorothy Svenum

Truman Felland
Mayor ~~President~~

COUNTERSIGNED:

George W. Schultz
City Clerk ~~Secretary~~

George W. Schultz

State of Wisconsin, } ss.
Dane County.

Personally came before me, this 21st day of June, A. D., 19 52,

Truman Felland Mayor ~~President~~, and George W. Schultz, City Clerk ~~Secretary~~ of the above named Municipal Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor ~~President~~ and City Clerk ~~Secretary~~ of said Municipal Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Municipal Corporation, by its authtoriy.

William E. Chritton
Notary Public Dane County, Wis.

My Commission expires December 19 A. D., 1954

WILLIAM E. CHRITTON NOTARY PUBLIC DANE COUNTY, WISCONSIN

RECORDED
JUL 15 1952
At 1:45 o'clock P. M.

3-215

VOL 581 PAGE 76 VOL 581 PAGE 346

QUIT CLAIM DEED—By Corporation

STATE OF WISCONSIN
FORM No. 12
Section 235.16 Wisconsin Statutes

838135
837587

H. NIEDECKEN COMPANY, MFG. STATIONERS, MILWAUKEE 445

This Indenture, Made this 21st day of June, A. D., 19 52, between City of Stoughton a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Stoughton, Wisconsin, party of the first part, and Karl B. Karlson

party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration ~~Dollars,~~ to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released and quit-claimed, and by these presents does give, grant, bargain, sell, remise, release and quit-claim unto the said party of the second part, and to his heirs and assigns forever, the following described real estate, situated in the County of Dane, State of Wisconsin; to-wit:

Lot Nine (9), Block One (1), Peterson's Addition to the City of Stoughton, Dane County, Wisconsin, except a parcel of land twenty feet in length and situated along the East part thereof, more particularly described as follows: Beginning at a point on the East line of said Lot Nine (9), Block One (1) which is Twenty-one (21) feet South of the Northeast corner of said Lot Nine (9), thence West Twenty (20) feet, thence South Twenty (20) feet, thence East Twenty (20) feet to the East line of said Lot Nine (9), thence North along the East line of said Lot Nine (9) Twenty feet to place of beginning. And further reserving to the grantor, and it's assigns, the right to use a right of way over a strip of land six feet in width lying along and being adjacent to the North line, the West line, and the South line of the parcel of land excepted from this conveyance, for the purpose of gaining access to the parcel of land excepted from this conveyance and servicing the pumping unit situated thereon. There is further reserved to the grantor an easement to maintain a water main on the South one-half of said Lot Nine (9) as the same now exists.

The consideration for this deed is less than $100.00 and therefore no revenue stamps are required.

To Have and to Hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

In Witness Whereof, the said City of Stoughton, a Municipal Corporation, party of the first part, has caused these presents to be signed by Truman Felland its Mayor ~~President~~, and countersigned by George W. Schultz, its City Clerk ~~Secretary~~, at Stoughton, Wisconsin, and its corporate seal to be hereunto affixed this day of June A. D., 1952.

CITY OF STOUGHTON, a Municipal Corporation
Corporate Name

Truman Felland
Mayor ~~President~~
Truman Felland

COUNTERSIGNED:
George W. Schultz
City Clerk ~~Secretary~~
George W. Schultz

SIGNED AND SEALED IN PRESENCE OF
William E. Chritton
Dorothy Sveum

State of Wisconsin, } ss.
Dane County.

Personally came before me, this 21st day of June, A. D., 19 52, Truman Felland Mayor ~~President~~, and George W. Schultz, City Clerk ~~Secretary~~ of the above named Municipal Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor ~~President~~ and City Clerk ~~Secretary~~ of said Municipal Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Municipal Corporation, by its authtoriy.

William E. Chritton
Notary Public Dane County, Wis.
My Commission expires December 19 A. D., 1954

WILLIAM E. CHRITTON NOTARY PUBLIC DANE COUNTY, WISCONSIN

RECORDED
JUL 15 1952
At 1:45 o'clock P. M.

Re-RECORDED
JUL 24 1952
At 1:50 o'clock P. M.

3-215

12-21-65009.9

1155961

This Indenture, *Made this* 21st *day of* December *, 19* 65 *,*
between the Wisconsin Power and Light Company *,*
a corporation,
duly organized and existing under the laws of the State of Wisconsin
and having its principal office in the City *of* Madison *and State of*
Wisconsin, Party *of the first part, and* City of Stoughton, a municipal corporation,
duly organized and existing under the laws of the State of Wisconsin
, party of the second part.

Witnesseth, *That the said party of the first part, for and in consideration of the sum of*
Nine Hundred Fifty and No/100 ($950.00) *Dollars*
to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and confessed, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed and by these presents does 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:*

Commencing at a point on the boundary line between Lots 11 and 12, Block 35, City of Stoughton, Dane County, Wisconsin, 8 rods south of the south line of South Street; thence West to a point on the boundary line between Lots 13 and 14, said Block 35, 8 rods south of the south line of South Street; thence south to the north shore of Yahara River; thence southeasterly along said north shore line of said Yahara River to the point where the boundary line between aforesaid Lots 11 and 12 intersects said north shore of said Yahara River; thence North along said boundary line to place of beginning, subject to right of way heretofore granted Chicago, Milwaukee and St. Paul Railroad Company over and across said premises.

Also right of way over and across Lots 14 and 15 of aforesaid Block 35 along north side of right of way heretofore granted Chicago, Milwaukee and St. Paul Railraod, from premises heretofore described to Fourth Street in said City of Stoughton.

Also free and unobstructed use of Yahara River for water and drainage opposite above described premises.

Reserving, however, a right of way for present or future electric transmission line or lines at mutually agreeable locations.

DOCUMENTARY 50 CENTS 50 DOCUMENTARY 50 CENTS 50 REVENUE 10 INTERNAL 10 STAMP WISCONSIN

Together *with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever of the said party 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 said hereditaments and appurtenances, unto the said party of the second part and to its successors and assigns forever.*

And the Said *grantor, for itself and its successors, doth hereby 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, the said party of the first part is 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 doth further covenant that the above bargained premises, in the quiet and peaceable 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, it and they shall and will forever WARRANT and DEFEND.

DATE 55961 MAR 14 66 2.00

In Witness Whereof, *the said party of the first part hath caused these presents to be signed by* . W. H. Ferris *its* Vice *President, countersigned by* . Donald L. Stokley *its Secretary, and its corporate seal to be hereunto affixed the day and year first herein written.*

Signed, Sealed and Delivered in Presence of:

Max J. Gubl

Max J. Gubl

Robert M. King

Robert M. King

WISCONSIN POWER AND LIGHT COMPANY (Seal)

By W. H. Ferris

Its Vice ~~Vice~~ President.

W. H. Ferris

Countersigned by

Donald L. Stokley

Its Secretary.

Donald L. Stokley

{ Corporate Seal }

State of Wisconsin,
Dane *County.* } *ss.*

Personally came before me this 21st *day of* December *, 19* 65 *,* W. H. Ferris *, the* Vice *president of the* . Wisconsin Power and Light Company *, a corporation, and* . Donald L. Stokley *the secretary thereof, to me known to be the persons who as such officers executed the above and foregoing instrument in the name of such corporation, affixed its corporate seal thereto and acknowledged said instrument to be the duly authorized act of said corporation.*

T. W. PHIPPS
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES JULY 13, 1969

My commission expires ..... *, 19* .
(To be filled in if signed by a Notary Public)

(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

Drafted by T. W. Phipps

DOC. No. 1155961
TYPED
COMP
INIT
No.

WISCONSIN POWER AND LIGHT COMPANY
To
City of Stoughton

WARRANTY DEED

REGISTER'S OFFICE,
Dane *County, Wis.*
Received for Record this 14 *day of* March *, 19* 66 *, at* 12:35 *o'clock* P. *M., and recorded in Vol.* 814 *of Deeds, on page* 589
Register of Deeds.

VOL 814 PAGE 589

93-11-65082 1157169 VOL 442 PAGE 252

ELECTRIC LINE EASEMENT Line Title Stoughton Tap No.

WPL 2091-K

Grantor Millfab, Inc.

in consideration of One dollar & other valuable considera tion Dollars, ($1.00) to him paid by WISCONSIN POWER AND LIGHT COMPANY, a Wisconsin corporation, grantee, receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto said WISCONSIN POWER AND LIGHT COMPANY, its successors and assigns, the perpetual right and easement to erect and maintain a line of single pole structures and wires, including other appurtenances for the transmission of electrical current, and to permit the attachment thereto of electric or telephone wires owned by others, upon, over and across land owned by the grantor in the City of Stoughton, County of Dane, State of Wisconsin, said easement to be 40 feet in width lying 20 feet northeasterly and 20 feet southwesterly of the reference line described as follows:

Beginning at the southwest corner of grantor's property in Block 35 of the Original Plat of the City of Stoughton and the northerly bank of the Yahara River; thence S 51° 47' E along and near the northerly bank of the Yahara River 156 feet, more or less, to the southerly line of grantor's property and the north bank of said river: and being through the southerly 30 feet of part of Lots 7, 8 and 9 of Block 35 of the Original Plat of the City of Stoughton as described in Volume 782 of Deeds on page 452 in the Register of Deeds office in Dane County, Wisconsin

Grantor reserves right to build or to store materials in said easement to a height not to exceed structures that are now under proposed line.

DANE 57169 MAR 30 66 1.50

TOGETHER with the right to enter upon said premises for the purpose of erecting such structures and stringing said wires, and repairing or removing the same. The grantor agrees that no hay or grain stacks, buildings, trees, tanks, antennas, windmills or other structures shall be placed within 20 feet of the reference line of said electric line structures; and that the grantee has the right to trim or remove such trees as may be located within above distances from reference line, and other trees which, in the judgment of the grantee, may interfere with or endanger said electric line, and chemically treat from time to time the area within the boundaries of said easement for the purpose of controlling the growth of trees and shrubs growing within said boundaries, without additional compensation. Said grantee, however, expressly agrees that it will pay a reasonable sum for damage to other property, including crops, that may be caused by its employees in building and repairing said structures and wires.

Said grantee shall not have the right to erect any fence or building on such land other than said line structures and wires, and the right is hereby expressly reserved to said grantor, his heirs and assigns, of every use and enjoyment of said land not inconsistent with the maintenance, operation, repair, and removal of such structures and wires, and the trimming and removal of such trees as aforesaid.

This agreement is binding upon heirs, successors, and assigns of the parties hereto.

WITNESS the hand and seal of the grantor this 8th day of October A.D. 1965

In presence of:

Signature Dana H. Higgins	Millfab, Inc. Thomas J. Arbogast PRES [SEAL] Signature Thomas J. Arbogast, Pres.
Signature	James E. Kratzke, Sec. [SEAL] Signature James E. Kratzke, Sec.
Signature	[SEAL] Signature
Signature	[SEAL] Signature
Signature	[SEAL] Signature
Signature	[SEAL] Signature

This instrument was drafted by: Dana Higgins

State of Wisconsin
County of Dane } SS

Personally came before me this 8th day of October A.D. 19 65
the above named Thomas J. Arbogast, Pres. and James E. Kratzke, Sec.
of Millfab, Inc.

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

Notary Public Dana H. Higgins
County,
My commission expires 19
DANA H. HIGGINS
Notary Public, State of Wis.
My Commission Expires Mar. 13, 1966

State of
County of } SS

Personally came before me this day of A.D. 19
the above named

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

Notary Public
County,
My commission expires 19

State of
County of } SS

Personally came before me this day of A.D. 19
the above named

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

Notary Public
County,
My commission expires 19

Office of Register of Deeds
Dane County, Wisconsin } ss.
Received for Record Nov. 30
A. D. 1965 at 10 o'clock P M
and recorded in vol 442
of Mortgages on page 252
Register

Wisconsin Power & Light
122 W. Washington

Pl. 150

1157169

Electric Line Easement

Millfab, Inc.
TO
Wisconsin Power and
Light Company

DATE
TYPED
COMP
INIT

INDEXED

1 VOL 442 PAGE 253

1162198 93-11-65082.1

ELECTRIC LINE EASEMENT Line Title Stoughton Tap No.

WPL 2091-K

Grantor Stoughton Truck Body, Inc.

in consideration of One dollar and other valuable consideration Dollars, ($ 1.00) to him paid by WISCONSIN POWER AND LIGHT COMPANY, a Wisconsin corporation, grantee, receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto said WISCONSIN POWER AND LIGHT COMPANY, its successors and assigns, the perpetual right and easement to erect and maintain a line of single pole structures and wires, including other appurtenances for the transmission of electrical current, and to permit the attachment thereto of electric or telephone wires owned by others, upon, over and across land owned by the grantor in the City of Stoughton, County of Dane, State of Wisconsin, said easement to be 25 feet in width lying 15 feet northeasterly and 10 feet southwesterly of the reference line described as follows:

Beginning at a point in the west line of Lot 11 of Block 35 of the Original Plat of the City of Stoughton 432' feet south of the northwest corner thereof; thence S 61° 05' E 201 feet, more or less, through Lot 11, Lot 10 and the west part of Lot 9 in said Block 35 to a point in the east line of grantor's property in said Lot 9 6 feet, more or less, north of the southeast corner of grantor's property in said Lot 9: and being through the southerly part of Lots 11, 10 and 9 and along and near the north bank of the Yahara River all in Block 35 of the Original Plat of the City of Stoughton, Dane County, Wisconsin.

Grantor reserves the right to extend present factory building west to west line of Lot 11 of said Block 35 and to store materials on grantee's easement strip to a height of not more than twenty feet.

Grantor reserves the right to construct buildings not more than twenty feet high above ground on grantee's easement strip.

Approval of this document requires the signature of both Donald D. Wahlin, President and Harold V. Wahlin, Vice President of Stoughton Truck Body, Inc.

DOC 62198 JUN 3 66 1:50 PM

TOGETHER with the right to enter upon said premises for the purpose of erecting such structures and stringing said wires, and repairing or removing the same. The grantor agrees that no hay or grain stacks, buildings, trees, tanks, antennas, windmills or other structures shall be placed within 15 feet of the reference line of said electric line structures; and that the grantee has the right to trim or remove such trees as may be located within above distances from reference line, and other trees which, in the judgment of the grantee, may interfere with or endanger said electric line, and chemically treat from time to time the area within the boundaries of said easement for the purpose of controlling the growth of trees and shrubs growing within said boundaries, without additional compensation. Said grantee, however, expressly agrees that it will pay a reasonable sum for damage to other property, including crops, that may be caused by its employees in building and repairing said structures and wires.

Said grantee shall not have the right to erect any fence or building on such land other than said line structures and wires, and the right is hereby expressly reserved to said grantor, his heirs and assigns, of every use and enjoyment of said land not inconsistent with the maintenance, operation, repair, and removal of such structures and wires, and the trimming and removal of such trees as aforesaid.

This agreement is binding upon heirs, successors, and assigns of the parties hereto.

WITNESS the hand~~s~~ and seal~~s~~ of the grantor~~s~~ this 27th day of April A.D. 1966.

In presence of:

Signature Dana H. Higgins	Stoughton Truck Body, Inc. Donald D. Wahlin President [SEAL] Signature Donald D. Wahlin, President
Signature	Harold V. Wahlin V.P. [SEAL] Signature Harold V. Wahlin, Vice President
Signature	[SEAL] Signature
Signature	[SEAL] Signature
Signature	[SEAL] Signature
Signature	[SEAL] Signature

This instrument was drafted by: Dana Higgins

VOL 445 PAGE 415

VOL 445 PAGE 416

State of Wisconsin
County of Dane } SS

Personally came before me this 27th day of April A.D. 19 66
the above named Donald D. Wahlin, President, and Harold V. Wahlin,
Vice President of Stoughton Truck Body, Inc.
known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public Donald H. Higgins
County,
My commission expires 19
DONALD H. HIGGINS
Notary Public, State of Wisconsin
My Commission Expires March 8, 1976

State of
County of } SS

Personally came before me this day of A.D. 19
the above named
known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
County,
My commission expires 19

State of
County of } SS

Personally came before me this day of A.D. 19
the above named
known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
County,
My commission expires 19

Office of Register of Deeds
Dane County, Wisconsin } ss.
Received for Record June 3 A. D. 1966 at 11:25 o'clock A M
and recorded in vol. 445 on page 415
of Mortgages
Register.

Warren Rock v. Hyatt
1890 W. Washington Ave.

TYPED
COMP
INIT
GTE
TYPED
COMP
INIT

162198

INDEXED

Electric Line Easement
Stoughton Truck Body, Inc
TO
Wisconsin Power and Light
Company

DOCUMENT NO.

1334607

VOL. 363 PAGE 248

WARRANTY DEED—By Corporation
STATE OF WISCONSIN—FORM 2
THIS SPACE RESERVED FOR RECORDING DATA

Office of Register of Deeds
Dane County, Wisconsin } ss

Received for Record July 27
19 72 at 3:12 o'clock P M.
and recorded in vol. 363
of Records on page 248
Register

RETURN TO
Earl L. Cooper
121 W Doty St

THIS INDENTURE, Made this 27th day of July A. D., 19 72, between Highway Industries, Inc. a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Edgerton Wisconsin, party of the first part and Donald D. Wahlin, sole trader doing business as DDW ENTERPRISES

party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and Other Good and Valuable Consideration to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, his heirs and assigns forever, the following described real estate situated in the County of Rock and State of Wisconsin, to-wit:

Part of Lots 1, 2, 3, 4, 5, and 6, Block 35 in the City of Stoughton and part of the SE¼ of the NE¼ of Section 8, Town 5 N, Range 11 E, in the City of Stoughton, lying between the E boundary of Block 35 and the W boundary of Peter R. Peterson's Addition to Stoughton, all in Dane County Wisconsin, described as follows: Beginning at the NW corner of Lot 1 Block 35, thence S 297 feet along the W line of said Lot 1; thence E 136 feet; thence N 99 feet; thence E 38 feet to the W line of Block 1 of Peter R. Peterson's Addition; thence S along the W line of said Peterson's Addition 450 feet more or less to the Yahara River; thence Wly along the said Yahara River 219 feet to the SE corner of lands conveyed to Joseph V. Shanley (an individual doing business as the Garden City Foundry Company) by Land contract recorded in (SEE REVERSE SIDE)

(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 party of the first part, either in law or equity, either in possession or expectancy 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 his heirs and assigns FOREVER.

And the said Highway Industries, Inc. party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents it is 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 peaceable possession of the said party of the second part his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

In Witness Whereof, the said Highway Industries, Inc. party of the first part, has caused these presents to be signed by A. Hegner, its Vice-President, and countersigned by J. Casey, its Assistant Secretary, at Edgerton Wisconsin, and its corporate seal to be hereunto affixed, this 27th day of July, A. D., 19 72.

SIGNED AND SEALED IN PRESENCE OF (NO SEAL)

Kenneth H. Buhrow

Sharon A. Gretebeck

HIGHWAY INDUSTRIES, INC.
Corporate Name

A. Hegner
VICE President

COUNTERSIGNED:

J. Casey
ASSISTANT Secretary

STATE OF WISCONSIN,
ROCK County. } ss.

Personally came before me, this 27th day of July A. D., 19 72, A. Hegner Vice President, and J. Casey Assistant Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Assistant Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

NOTARY SEAL

Kenneth H. Buhrow

Notary Public Rock County, Wis.

My Commission (Expires) (Is) Permanent

This instrument drafted by

Kenneth H. Buhrow

(Section 59.51 (1) of the Wisconsin Statues provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).

WARRANTY DEED—STATE OF WISCONSIN, FORM NO. 2

H. C. MILLER CO., MILWAUKEE

(DESCRIPTION CONTINUED):

Vol. 165 of Miscellaneous, page 104 as Document No. 667510; thence N 0°26'E 169.7 feet; thence N 88°29' W 137 feet; thence N 66°16'W 8.6 feet; thence N 1°58'E 75.7 feet; thence S 89°11' W 94.4 feet; to he W line of Lot 6, Block 35; thence N 403 feet along said w line of said Lot 6 to the NW corner thereof; thence E 330 feet along the S line of South Street to the point of beginning, together with a right of way over a part of Lots 7 and 8, Block 35; described as follows: Beginning at the NE corner of Lot 7 of said Block 35; thence S 418 feet along the E line of said Lot; thence W 66 feet; thence N 290.5 feet along the W line of said Lot 7; thence W 66 feet; thence N 49°15'E 137.2 feet; thence N 38 feet to the N line of said Lot 7; thence E 28.4 feet to the point of beginning.

Also a right of way in common with others over and along the W 20 feet of the N 297 feet of Lot 1, Block 35;

Together with a right of way along the SE 18 feet of the land described in Vol. 171 of Miscellaneous, page 376 Document No. 678613

Subject to the Easement as set forth in Vol. 82 of Miscellaneous, page 488 Document No. 487592.

Together with and subject to Easement and Agreement for standpipe and connecting sprinkling system, ingress and egress therefor, and maintenance thereof, as set forth in Agreement in Vol. 179 of Miscellaneous, page 599 No. 694396, all as recorded in the Office of the Register of Deeds for Dane County, Wisconsin.

1334607

GTR
TYPED
COMP
INT

GTR
TYPED
COMP
INT

INDEXED

Office of Register of Deeds
Dane County, Wisconsin } ss
Received for Record
10 22 8110 o'clock A M.
and recorded in Vol. 363 of Deeds on page 248
Register

DOCUMENT NO. STATE BAR OF WISCONSIN FORM 1 — 1982 THIS SPACE RESERVED FOR RECORDING DATA

WARRANTY DEED

REGISTER'S OFFICE
DANE COUNTY, WIS.
RECORDED ON
SEP 30 2 44 PM '88
REGISTER OF DEEDS

2106780

This Deed, made between Donald D. Wahlin, sole trader d/b/a D D W Enterprises, a/k/a D. D. W. Enterprises, Grantor,

and Millfab, Inc., Grantee,

VOL 12019 PAGE 6

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Dane County, State of Wisconsin:

RETURN TO James A. Jaeger
P.O. Box 1664
Madison, WI 53701

Tax Parcel No:

See Attached

TRANSFER
$ 76.50 N
FEE PAID

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

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

And warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, easements and restrictions of record, taxes for 1988 and subsequent years.

and will warrant and defend the same.

Dated this day of September, 19 88

(SEAL) (SEAL)

Donald D. Wahlin

(SEAL) (SEAL)

AUTHENTICATION

Signature(s) of Donald D. Wahlin

authenticated this 30 day of September, 19 88

James A. Jaeger

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

James A. Jaeger

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
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.

6

A survey of a parcel of land located partly in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Eight (8), Nine (9), Ten (10), and Eleven (11), of Block Thirty-five (35), Original Plat of the City of Stoughton, Dane County, Wisconsin, bounded and described as follows:

PARCEL A: Commencing at the Northeast corner of Lot 1, Block 35, Original Plat of the City of Stoughton, Dane County, Wisconsin; thence North 89 degrees 58 minutes 51 seconds West, 396.00 feet along the North line of Block 35; thence South, 297.00 feet along the East line of Lot 7 to the point of beginning; thence South 89 degrees 58 minutes 51 seconds East, 354.78 feet; thence South 01 degrees 19 minutes 36 seconds West, 85.89 feet; thence North 88 degrees 34 minutes 16 seconds West, 352.90 feet to a point on the East line of Lot 7; thence North, 77.19 feet along said East line to the point of beginning.

The above is also a part of Certified Survey Map No. 1645 recorded on March 26, 1975, as Document No. 1423498.

PARCEL D: Together with non-exclusive easements for ingress and egress for the benefit of Parcels A, B, and C, created by instrument recorded on November 6, 1948, as Document No. 735524 and described as follows: Beginning at the Northeast corner of Lot 7 of Block 35, of the Town (now City) of Stoughton, Dane County, Wisconsin; thence South 418 feet along the East line of said lot; thence West 66 feet; thence North 290.5 feet along the West line of said Lot 7; thence West 66 feet; thence North 49 degrees 15 minutes East, 127.2 feet; thence North 38 feet to the North line of said Lot 7; thence East 28.4 feet to the point of beginning.

PARCEL E: Together with non-exclusive easements for ingress and egress for the benefit of Parcels A, B, and C, created by instrument recorded on November 6, 1948, as Document No. 735524, and described as follows: The Southeast 18 feet of the following described real estate: A part of Lots 7, 8, and 9, Block 35, of the City of Stoughton, Dane County, Wisconsin, described more fully as follows: Beginning on the South line of South Street at the Northwest corner of the East 1/2 of said Lot 9; thence South 90.6 feet, thence South 41 degrees 20 minutes East parallel to the Southwest line of the Stoughton Manufacturing Company warehouse building and 1.4 feet from it a distance of 49.7 feet; thence North 49 degrees 15 minutes East, 137.2 feet parallel to the Southeast line of said building and 18 feet from it; thence North 38 feet to the North line of said Block 35; thence West 136.6 feet to the point of beginning, EXCEPTING therefrom the right of way granted or leased to the Chicago, Milwaukee, St. Paul and Pacific Railroad for a spur track, together with the right of ingress and egress by foot and by vehicle over and across lanes and passage ways surrounding the aforesaid described real estate and insofar as such rights of ingress and egress do not conflict with other occupants or prospective lease of other properties by the City of Stoughton, which rights of ingress and egress shall be used in common therewith.

PARCEL F: Together with a non-exclusive easment for ingress and egress for the benefit of Parcel A created by instrument recorded on December 19, 1885, as Document No. 165590 and described as follows: The West 20 feet of the North 297 feet of Lot 1, Block 35, in the Town (now City) of Stoughton, Dane County, Wisconsin.

DOCUMENT NO

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

2106780 **2111533**

This Deed, made between Donald D. Wahlin, sole trader, d/b/a D D W Enterprises, a/k/a D. D. W. Enterprises

and MillTab, Inc. , Grantor,

, Grantee,

VOL 12019 PAGE 6
VOL 12131 PAGE 29

Witnesseth, That the said Grantor, for a valuable consideration

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

Recd. to James A. Jaeger
P.O. Box 1664
Madison, WI 53701

Tax Parcel No:

See Attached

Re- 31 8 42 '88

FEE
3
EXEMPT

TRANSFER
$ 7650
FEE PAID

This document is being re-recorded to reflect signature of the deed.

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

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

And warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, easements and restrictions of record, taxes for 1988 and subsequent years.

and will warrant and defend the same.

Dated this day of September, 19 88

(SEAL) Donald D. Wahlin (SEAL)

Donald D. Wahlin

(SEAL) (SEAL)

AUTHENTICATION

Signature(s) of Donald D. Wahlin

authenticated this day of , 19

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

THIS DOCUMENT WAS DRAFTED BY

James A. Jaeger

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
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

6

A survey of a parcel of land located partly in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Eight (8), Nine (9), Ten (10), and Eleven (11), of Block Thirty-five (35), Original Plat of the City of Stoughton, Dane County, Wisconsin, bounded and described as follows:

PARCEL A: Commencing at the Northeast corner of Lot 1, Block 35, Original Plat of the City of Stoughton, Dane County, Wisconsin; thence North 89 degrees 58 minutes 51 seconds West, 396.00 feet along the North line of Block 35; thence South, 297.00 feet along the East line of Lot 7 to the point of beginning; thence South 89 degrees 58 minutes 51 seconds East, 354.78 feet; thence South 01 degrees 19 minutes 36 seconds West, 85.89 feet; thence North 88 degrees 34 minutes 16 seconds West, 352.90 feet to a point on the East line of Lot 7; thence North, 77.19 feet along said East line to the point of beginning.

The above is also a part of Certified Survey Map No. 1645 recorded on March 26, 1975, as Document No. 1423498.

PARCEL D: Together with non-exclusive easements for ingress and egress for the benefit of Parcels A, B, and C, created by instrument recorded on November 6, 1948, as Document No. 735524 and described as follows: Beginning at the Northeast corner of Lot 7 of Block 35, of the Town (now City) of Stoughton, Dane County, Wisconsin; thence South 418 feet along the East line of said lot; thence West 66 feet; thence North 290.5 feet along the West line of said Lot 7; thence West 66 feet; thence North 49 degrees 15 minutes East, 127.2 feet; thence North 38 feet to the North line of said Lot 7; thence East 28.4 feet to the point of beginning.

PARCEL E: Together with non-exclusive easements for ingress and egress for the benefit of Parcels A, B, and C, created by instrument recorded on November 6, 1948, as Document No. 735524, and described as follows: The Southeast 18 feet of the following described real estate: A part of Lots 7, 8, and 9, Block 35, of the City of Stoughton, Dane County, Wisconsin, described more fully as follows: Beginning on the South line of South Street at the Northwest corner of the East 1/2 of said Lot 9; thence South 90.6 feet, thence South 41 degrees 20 minutes East parallel to the Southwest line of the Stoughton Manufacturing Company warehouse building and 1.4 feet from it a distance of 49.7 feet; thence North 49 degrees 15 minutes East, 137.2 feet parallel to the Southeast line of said building and 18 feet from it; thence North 38 feet to the North line of said Block 35; thence West 136.6 feet to the point of beginning, EXCEPTING therefrom the right of way granted or leased to the Chicago, Milwaukee, St. Paul and Pacific Railroad for a spur track, together with the right of ingress and egress by foot and by vehicle over and across lanes and passage ways surrounding the aforesaid described real estate and insofar as such rights of ingress and egress do not conflict with other occupants or prospective lease of other properties by the City of Stoughton, which rights of ingress and egress shall be used in common therewith.

PARCEL F: Together with a non-exclusive easment for ingress and egress for the benefit of Parcel A created by instrument recorded on December 19, 1885, as Document No. 165590 and described as follows: The West 20 feet of the North 297 feet of Lot 1, Block 35, in the Town (now City) of Stoughton, Dane County, Wisconsin.

DOCUMENT NO.

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2 — 1988

THIS SPACE RESERVED FOR RECORDING DATA

2149828

REGISTER OF DEEDS
DANE COUNTY, WI.
JANE LIGHT
REGISTER OF DEEDS
RECORDED ON

JUL 11 9 17 AM '89

PRO[illegible] PROVISION FOR COLOR[illegible] INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

VOL 13037 PAGE 84

Howard Grefsheim a/k/a
Howard Grefsheim, Sr.

conveys and warrants to Bruce A. Johnson and Alice M. Johnson, husband and wife, as joint tenants

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

RETURN TO
Atty. Wm. E. Chritton
113 East Main Street
Post Office Box 191
Stoughton, WI 53589

Tax Parcel No: 58-01-264.1

A part of Lots 7, 8 and 9 of Block 35 of the City of Stoughton, described more fully as follows:
Beginning on the south line of South Street at the northwest corner of the East 1/2 of said Lot 9; thence South 90.6 feet; thence South 41 degs. 20' East parallel to the Southwest line of the Stoughton Mfg. Co. Warehouse building and 1.4 feet from it a distance of 49.7 feet; thence North 49 deg. 15' East 137.2 feet parallel to the Southeast line of said building and 18 feet from it; thence North 38 feet to the North line of said block 35; thence west 136.6 feet to the point of beginning, excepting therefrom the right of way granted or leased to the C.M. St. P. & P Railroad for a spur track; together with the right of ingress and egress by foot and by vehicle over and across lanes and passage ways surrounding the aforesaid described real estate, and insofar as such rights of ingress and egress do not conflict with other occupants or prospective lease of other properties by the City of Stoughton, which rights of ingress and egress shall be used in common therewith, Dane County, Wisconsin.

This deed is given in fulfillment of land contract between the parties dated June 12, 1978, recorded June 13, 1978, in Vol. 958 of Records, page 296, as Doc. #1576633.

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

TRANSFER
$ 17.50
FEE PAID

Exception to warranties: Municipal and zoning ordinances and easements and restrictions of record and any liens or encumbrances created by act or default of the grantees.

Dated this 7th day of December, 19 88

Howard Grefsheim

(SEAL) (SEAL)

Howard Grefsheim

(SEAL) (SEAL)

AUTHENTICATION

Signature(s) of Howard Grefsheim

authenticated this 7th day of December, 19 88

William E. Chritton

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Atty. William E. Chritton
Box 191, Stoughton, WI 53589

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
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)

4

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

2167680

Return to:
City of Stoughton
City Hall
381 East Main Street
Stoughton, Wisconsin 53589

RECORDER'S OFFICE
DANE COUNTY, WI.
JANE LIGHT
REGISTER OF DEEDS
RECORDED ON

Oct 18 11 37 AM '89

VOL 13440 PAGE 11

DESIGNATED LANDMARKS

Notice is hereby recorded with the Dane County Register of Deeds, that pursuant to Section 12.135 of the City of Stoughton General Ordinances, a Landmarks Commission has been established in the City of Stoughton, Wisconsin; and pursuant to Section 12.135 of the Stoughton General Ordinances, the above Commission on the 12th day of September, 1989, has designated the following Landmarks, within the City of Stoughton, Wisconsin:

1. Present Name of Building:

The Silberschmidt Building

Street Address:

188-194 West Main Street, 221 Water Street

Present owner of record:

Dr. K. R. Silberschmidt
P.O. Box 342, Stoughton, Wisconsin 53589

Legal description:

Original Plat, Block 21, W 22 FT Lot 5 except N 12 FT thf & subj to party wall agrmt descr in M19/160.

Tax Parcel Number:

0511-082-1565-5

2. Present Name of Building:

Welsh's Glass Company

Street Address:

160 East Main Street

Present Owner of Record:

Dale Otradovec
5722 Tudor Drive, Madison, Wisconsin 53711

8

Legal description:

Original Plat, Prt Lot 7, W 22 FT of E 44 FT thf, Block 28.

Tax Parcel Number:

0511-081-2332-5

3. Present Name of Building:

The Yarn Nook (brick building)

Street Address:

180 East Main Street

Present Owner of Record

Frances G. Nelson

Legal description:

Original Plat, S 126 FT of W 22 FT of E 44 FT of Lot 8, Block 28.

Tax Parcel Number:

0511-081-2353-0

4. Present Name of Building:

Power House

Street Address:

601 South Fourth Street

Present Owner of Record

City of Stoughton, leased by Peter Burno.

Legal description:

Original Plat, West 75 FT of Lot 15, West 75 FT of the first 3 FT of adjoining Lot 14, Block 35.

Tax Parcel Number:

0511-081-4444-6

Furthermore, the above-described land shall be subject to all of the following restrictions as set forth in Section 12.135(6)(7) of the City of Stoughton General Ordinances, to-wit:

1. No person shall alter, reconstruct or permit any alteration or reconstruction of any landmark or landmark site unless the Landmarks Commission of the City of Stoughton has approved such work and unless so approved, the Building Inspector shall not issue a building permit for such work.

2. That all permits for the demolition of all or part of said Landmarks building shall be submitted to the Landmarks Commission of the City of Stoughton, Wisconsin, for approval.

CITY OF STOUGHTON

BY: Helen J. Johnson
Helen J. Johnson, City Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

On this 5th day of October, 1989, before me, Lois J. Benson the undersigned officer, personally appeared, Helen J. Johnson, City Clerk, of the City of Stoughton, Wisconsin, known to me to be the person who executed the foregoing instrument and acknowledged that she executed the same in her capacity as City Clerk for the City of Stoughton, Wisconsin, and for the purpose therein contained.

IN WITNESS THEREOF, I hereunto set my hand and official

Lois J. Benson
Notary Public
State of Wisconsin
My Commission: 1/21/90

DOCUMENT NO. 2291623

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2 — 1982

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED IN OFFICE
DANE COUNTY, WI.
JAN. 1 1991
REGISTER OF DEEDS
RECORDED ON
SEP 26 1 45 PM '91

Donald D. Wahlin, sole trader, d/b/a DDW Enterprises, a/k/a D.D.W. Enterprises & Donald D. Wahlin, d/b/a DDW Enterprises, a/k/a Donald D. Wahlin d/b/a DDW Enterprises, and Stoughton Trailers, Inc. (f/k/a Stoughton Truck Body, Inc.)

conveys and warrants to Millfab, Inc.

VOL 16793 PAGE 36

RETURN TO
Philip J. Bradbury
P.O. Box 1664
Madison WI 53701

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

Tax Parcel No:

See Exhibit A attached.

TRANSFER
$ 6510
FEE PAID

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

Exception to warranties: Municipal and zoning ordinances, recorded easements, building and use restrictions, conditions and covenants, right of way grants and real estate taxes levied in the year of closing and thereafter.

Dated this 20th day of Sept, 1991.

Donald D. Wahlin (SEAL)
Donald D. Wahlin, individually

Stoughton Trailers, Inc.
by: Donald D. Wahlin (SEAL)
Donald D. Wahlin, President

(SEAL) (SEAL)

AUTHENTICATION

Signature(s) Donald D. Wahlin, individually and as president of Stoughton Trailers, Inc.
authenticated this 20th day of September, 1991.

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 700.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Philip J. Bradbury
Melli, Walker, Pease & Buhly, S.C.
P. O. Box 1664, Madison, WI 53701-1664

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
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.

"EXHIBIT A"

Part of Certified Survey Map No. 1645 recorded in the Dane County Register of Deeds office in Volume 6 of Certified Survey Maps, pages 414, 415, and 416, as Document No. 1423498, in the City of Stoughton, Dane County, Wisconsin, being part of Lots 1, 2, 3, 4, 5, 6, 8, and 9, Block 35, in the City of Stoughton, Dane County, Wisconsin, bounded and described as follows:

PARCEL A: Commencing at the Northeast corner of Lot 1, Block 35, Original Plat of the City of Stoughton, Dane County, Wisconsin; thence North 89 degrees 58 minutes 51 seconds West, 396.00 feet along the North line of Block 35; thence South, 374.19 feet along the East line of Lot 7 to the point of beginning; thence South 88 degrees 34 minutes 16 seconds East, 352.90 feet; thence South 01 degrees 19 minutes 36 seconds West, 123.32 feet; thence North 88 degrees 29 minutes 00 seconds West, 204.66 feet; thence North 66 degrees 16 minutes 00 seconds West, 64.40 feet; thence North 68 degrees 11 minutes 48 seconds West, 93.05 feet to a point on the East line of Lot 7; thence North, 66.18 feet along said East line to the point of beginning.

PARCEL B: Together with non-exclusive easements for ingress and egress for the benefit of Parcel A created by instrument recorded on November 6, 1948, as Document No. 735524 and described as follows: Beginning at the Northeast corner of Lot 7 of Block 35, of the Town (now City) of Stoughton, Dane County, Wisconsin; thence South 418 feet along the East line of said lot; thence West 66 feet; thence North 290.5 feet along the West line of said Lot 7; thence West 66 feet; thence North 49 degrees 15 minutes East, 127.2 feet; thence North 38 feet to the North line of said Lot 7; thence East 28.4 feet to the point of beginning.

PARCEL C: Together with non-exclusive easements for ingress and egress for the benefit of Parcel A created by instrument recorded on November 6, 1948, as Document No. 735524, and described as follows: The Southeast 18 feet of the following described real estate: A part of Lots 7, 8, and 9, Block 35, of the City of Stoughton, Dane County, Wisconsin, described more fully as follows: Beginning on the South line of South Street at the Northwest corner of the East 1/2 of said Lot 9; thence South 90.6 feet, thence South 41 degrees 20 minutes East parallel to the Southwest line of the Stoughton Manufacturing Company warehouse building and 1.4 feet from it a distance of 49.7 feet; thence North 49 degrees 15 minutes East, 137.2 feet parallel to the Southeast line of said building and 18 feet from it; thence North 38 feet to the North line of said Block 35; thence West 136.6 feet to the point of beginning, EXCEPTING therefrom the right of way granted or leased to the Chicago, Milwaukee, St. Paul and Pacific Railroad for a spur track, together with the right of ingress and egress by foot and by vehicle over and across lanes and passage ways surrounding the aforesaid described real estate and insofar as such rights of ingress and egress do not conflict with other occupants or prospective lease of other properties by the City of Stoughton, which rights of ingress and egress shall be used in common therewith.

RE: See attached exhibit 1

VOL 17533 PAGE 70

RECORDER'S OFFICE
DANE COUNTY, WI.
JANE LIGHT
REGISTER OF DEEDS
RECORDED ON
JAN 3 1 24 PM '92

2313076

GRANT OF EASEMENT

The undersigned, Pearl G. Kittleson, owner of land described in Exhibit 1 hereby makes this Grant of Easement on and across certain lands owned by her as described on the real estate description attached hereto, marked Exhibit 2 to the owners of real estate as further described in the description attached as Parcel A and Parcel B, (marked Exhibit 3),

This Grant of Easement shall be valid so long as a certain garage built on said lands remains standing. In the event said garage shall be destroyed or torn down, this Grant of Easement shall expire.

Dated this 23rd day of December, 1991.

Pearl G. Kittleson
Pearl G. Kittleson

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 23rd day of December 1991, the above named Pearl G. Kittleson to me know to be the person who executed the foregoing instrument and acknowledge the same.

Carl A. Pugen
Notary Public, Dane County, WI
My Commission is permanent

Return to: Thomas
509 S 7th St
Stoughton WI 53589

16

T 30280

EXHIBIT 1

Part of the Southeast 1/4 of the Northeast 1/4 of Section 8, Town 5 North, Range 11 East, more particularly described as follows, to-wit: Commencing at a point 18 rods and 20 feet East of the Northeast corner of Lot 5 in Block 35 in the Village, now City of Stoughton, according to the recorded plat thereof, thence running South 8 rods, thence East 3 rods, thence North 8 rods, thence West 3 rods to the place of beginning, located in Dane County, Wisconsin.

EXHIBIT 2

WILLIAMSON SURVEYING CO.

104A WEST MAIN STREET, WAUNAKEE, WI 53597
RONALD E. WILLIAMSON
REGISTERED LAND SURVEYOR
PHONE 1-608-255-5705

VOL 17533 PAGE 72

- LAND SURVEYING
- PERC TESTING

Garage Easement Description

A easement located in the South 1/2 of the Northeast 1/4 of Section 8 T5N, R11E, in the City of Stoughton, described as follows:

Commencing at a point 218 feet East of the northeast corner of Lot 5, Block 35 in the City of Stoughton; thence South 99 feet; thence East 99 feet to the point of beginning of said garage easement.

Thence continue East 3 feet; thence South 30 feet; thence West 3 feet; thence North 30 feet to the point of beginning.

Date December 27, 1991

Ronald E. Williamson
Registered Land Surveyor S-1264

WISCONSIN
RONALD E. WILLIAMSON
S-1264
WAUNAKEE, WIS.
LAND SURVEYOR

EXHIBIT 3

Description of real estate to which easement is appurtenant.

Parcel A:

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section Eight (8), Township Five (5) North, Range Eleven (11) East, in the City of Stoughton, Dane County, Wisconsin, described as follows: Commencing at a point 12 rods and 20 feet East, and 9 rods South of the Northeast corner of Lot 5, Block 35, in the City of Stoughton; thence running East 6 rods; thence North 3 rods; thence West 6 rods; thence South 3 rods to the point of beginning.

Being a part of Lot One (1), Block Thirty-five (35), City of Stoughton, Dane County, Wisconsin.

Parcel B:

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section Eight (8), Township Five (5) North, Range Eleven (11) East, in the City of Stoughton, described as follows: Commencing at a point 12 rods, 20 feet East of the Northeast corner of Lot 5, Block 35, in the City of Stoughton; thence South 6 rods; thence East 3 rods, thence North 6 rods; thence West to place of beginning. Also known as the North 6 rods of Lot One (1), Block Thirty-five (35), City of Stoughton.

Document Number

PERMANENT STORM SEWER EASEMENT

Title of Document

DANE COUNTY
REGISTER OF DEEDS

Doc No 2743989

1996-03-11 09:13 AM
Trans. Fee 0.00
Rec. Fee 12.00
Pages 2

V32230P 16

THIS INDENTURE, made this 6 day of March, 1996, by and between MILLFAB, INC., Grantor, and the CITY OF STOUGHTON, Grantee.

WITNESSETH, that said Grantor, for valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, convey and confirm to said Grantee, its successors and assigns a Permanent Storm Sewer Easement located in Dane County County, Wisconsin, as hereinafter described:

After Recording, Return to:

Attorney Michael Skibinski
P. O. Box 90
Stoughton, WI 53589

Tax Parcel Number:
58-0511-081-4318-9

A parcel of land located in part of Lots 9, 10 and 11 of Block 35, Original Plat of the City of Stoughton, Dane County, Wisconsin, extending 10 feet to either side of the following line:

Commencing at the Northeast Corner of Lot 1, Block 35, Original Plat of the City of Stoughton, Dane County, Wisconsin; thence N 89°-58'-51" W, 424.50 feet along the North Line of Block 35; thence S 00°-31'-13" E, 51.46 feet; thence S 49°-15'-00" W, 116.98 feet; thence West 15.32 feet; thence N 41°-53'-19" W, 50.03 feet; thence N 00°-14'-56" E, 14.48 feet; thence S 44°-49'-22" W, 4.47 feet to the centerline of an existing Storm Sewer, the Point of Beginning; thence S 24°-07'-29" W, 183.58 feet along said centerline; thence S 55°-47'-30" W, 72.16 feet along said centerline; thence S 04°-50'-22" W, 159.42 feet along said centerline to the Point of Termination.

Grantor covenants and agrees that Grantee shall have the right of ingress and egress on Grantor's property to reach the easement premises and to the easement premises herein described for the purpose of installing and maintaining a storm sewer and other appurtenant work on and under said lands.

Grantee agrees to topsoil, seed, fertilize, and mulch all easement areas and adjacent lands disturbed as a result of the installation, use, maintenance and presence of the storm sewer and appurtenances, and to restore the same to their prior condition at no cost to Grantor, including the repair, removal or clean-up of any environmental damage or adverse environmental condition caused by the installation, use, maintenance and presence of the sewer and appurtenances.

Grantee agrees to replace or repair or relocate, if made necessary by Grantee's activities on the easement premises, any building, improvement, walls, fence or other barrier which the Grantor has installed upon the easement premises.

2/12

Grantor reserves the exclusive right to relocate this easement and the storm sewer and appurtenances at Grantor's cost without Grantee's consent to allow for construction over and above the easement area. Such relocation shall be done with prior notice to the Grantee.

Grantor covenants and agrees that, at the time of the delivery of this easement, it is well seized of the above-described premises, except encumbrances of record.

IN WITNESS WHEREOF, the said Millfab, Inc. has caused this Indenture the date first stated above to be signed by John Zirkel, its President, and countersigned by Clarke McAllister, its Secretary, at Stoughton, Wisconsin, and its Corporate Seal to be hereunto affixed.

No Seal

MILLFAB, INC.

Subscribed and sworn to before me this 6th day of March, 1996.

Randi Bussing
Notary Public, State of Wisconsin
My commission [~~is permanent~~] [expires 3-7-99].

John Zirkel, President

Subscribed and sworn to before me this 6th day of March, 1996.

Randi Bussing
Notary Public, State of Wisconsin
My commission [~~is permanent~~] [expires 3-7-99].

Clarke McAllister, Secretary

Accepted by Grantee:

CITY OF STOUGHTON

Subscribed and sworn to before me this 6th day of March, 1996.

Randi Bussing
Notary Public, State of Wisconsin
My commission [~~is permanent~~] [expires 3-7-99].

By: Helen J. Johnson
Title: Mayor

This instrument was drafted by:

Philip J. Bradbury
MELLI, WALKER, PEASE & RUHLY, S.C.
119 Martin Luther King, Jr. Boulevard
P. O. Box 1664
Madison, WI 53701-1664

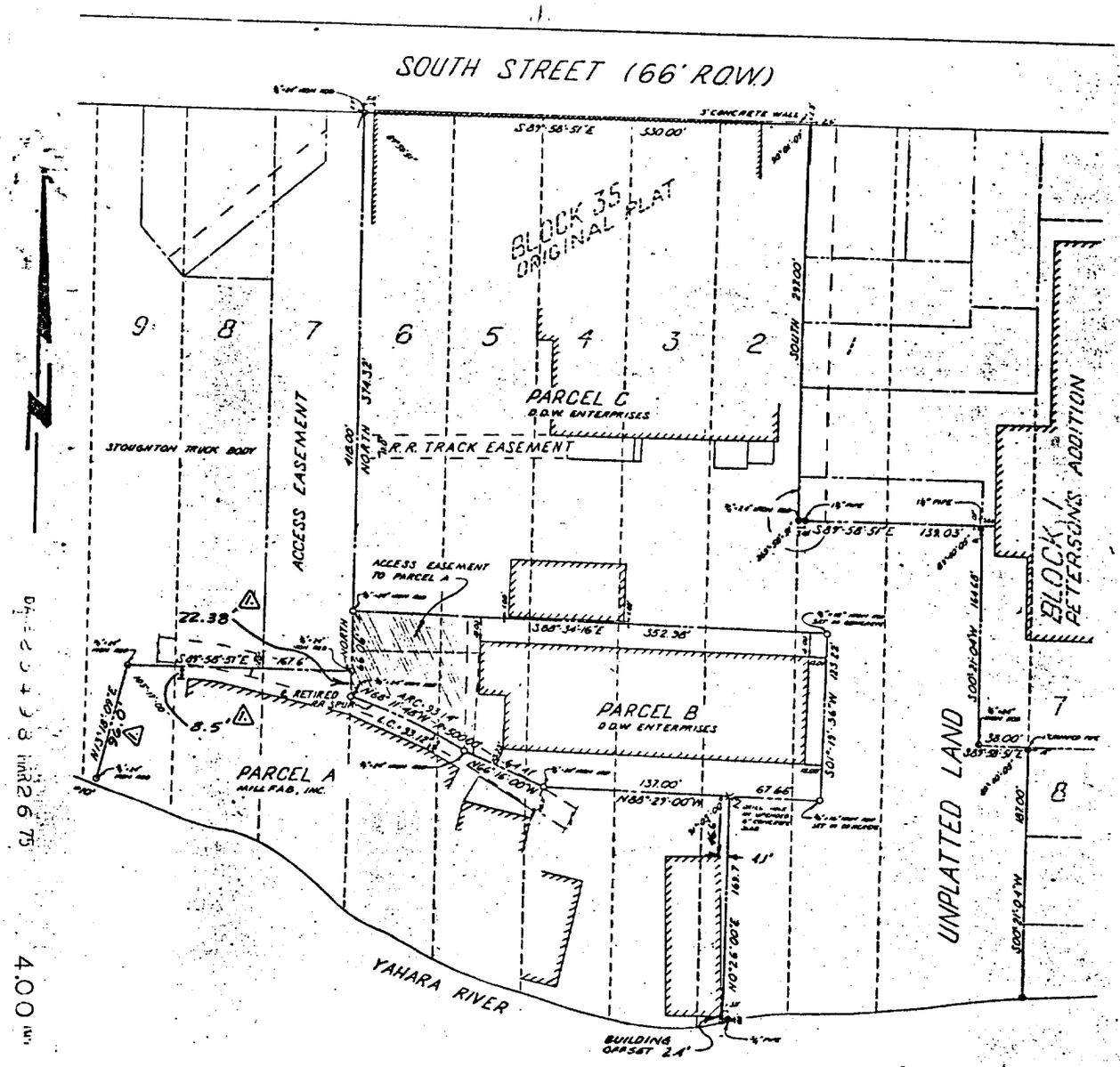
THIS IS A REVISION OF CERTIFIED SURVEY MAP NO. 1454 RECORDED IN VOLUME 6, PAGES 141, 142 AND 143 OF CERTIFIED SURVEYS OF DANE COUNTY.

PLAT OF SURVEY
ROBERT W. TREFZ
SURVEYOR
MADISON, WISCONSIN

DOCUMENT NO. 1423498

CERTIFIED SURVEY NO. 1645

SHEET 1 OF 3



LEGEND

●	IRON STAKE FOUND
o	IRON STAKE SET
———	PROPERTY LINE
— — —	EASEMENT LINE
———	LOT LINE
	EXISTING BUILDING
L.C.	LONG CHORD
R.	RADIUS
R.O.W.	RIGHT-OF-WAY
22.38' △	REVISED VALUE

CITY OF STOUGHTON
FOR MILLFAB, INC. AND D.D.W. ENTERPRISES
LOTS 2, 3, 4, 5, 6 AND PART OF
LOTS 1, 7, 8 AND 9 OF BLOCK 35
OF THE ORIGINAL PLAT OF THE
CITY OF STOUGHTON, AND ALSO
PART OF UNPLATTED LANDS OF THE
SE 1/4 OF THE NE 1/4 OF SECTION 8
T5N, R11E, CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

VOLUME 6 PAGE 414

C 5274-B1 — REVISION No. 1
Sheet 1 of 3

DOCUMENT NO. 1423498

CERTIFIED SURVEY NO. 1645

SHEET 2 OF 3

NOTE
THIS IS A REVISION OF CERTIFIED SURVEY MAP NO. 1454 RECORDED IN VOLUME 6, PAGES 141, 142, AND 143 OF CERTIFIED SURVEYS OF DANE COUNTY.

PLAT OF SURVEY
ROBERT W. TREFZ
SURVEYOR
MADISON, WISCONSIN

DESCRIPTION

A PARCEL OF LAND CONSISTING OF LOTS TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), AND PART OF LOTS ONE (1), SEVEN (7), EIGHT (8), AND NINE (9) OF BLOCK THIRTY-FIVE (35) OF THE ORIGINAL PLAT OF THE CITY OF STOUGHTON, AND ALSO PART OF UNPLATTED LANDS OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION EIGHT (8), TOWN FIVE (5) NORTH, RANGE ELEVEN (11) EAST, IN THE CITY OF STOUGHTON, COUNTY OF DANE, AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT ONE (1); THENCE ALONG THE WEST LINE OF SAID LOT ONE (1) SOUTH A DISTANCE OF 297.00 FEET TO A POINT; THENCE ALONG A LINE THROUGH SAID LOT ONE(1) AND AFORESAID UNPLATTED LANDS SOUTH 89°58'51" EAST A DISTANCE OF 139.03 FEET TO A POINT; THENCE ALONG A LINE THROUGH SAID UNPLATTED LANDS SOUTH 00°21'04" WEST A DISTANCE OF 164.68 FEET TO A POINT; THENCE CONTINUING BY THE SAME SOUTH 89°58'51" EAST A DISTANCE OF 38.00 FEET TO THE SOUTHWEST CORNER OF LOT SEVEN (7) OF BLOCK ONE (1) OF PETER S. PETERSON'S ADDITION; THENCE ALONG THE WEST LINE OF SAID PETERSON'S ADDITION SOUTH 00°21'-04" WEST 187 FEET MORE OR LESS TO THE YAHARA RIVER; THENCE WESTERLY ALONG THE NORTH BANK OF SAID YAHARA RIVER TO A POINT 10 FEET MORE OR LESS EASTERLY OF THE SOUTHWEST CORNER OF AFORESAID LOT NINE (9); THENCE ALONG A LINE THROUGH SAID LOT NINE (9) NORTH 13°18'09" EAST A DISTANCE OF 96.0 FEET MORE OR LESS TO A POINT; THENCE ALONG A LINE THROUGH LOT NINE (9), LOT EIGHT (8), AND LOT SEVEN (7) OF BLOCK THIRTY-FIVE (35) SOUTH 89°58'51" EAST A DISTANCE OF 167.6 FEET TO THE WEST LINE OF SAID LOT SIX (6); THENCE ALONG THE WEST LINE OF SAID LOT SIX (6) NORTH A DISTANCE OF 418.00 FEET TO THE SOUTH LINE OF SOUTH STREET, 66 FEET WIDE; THENCE ALONG SAID SOUTH LINE SOUTH 89°58'51" EAST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CITY OF STOUGHTON
FOR MILLFAB, INC. AND D.D.W. ENTERPRISES
LOTS 2, 3, 4, 5, 6 AND PART OF
LOTS 1, 7, 8 AND 9 OF BLOCK 35
OF THE ORIGINAL PLAT OF THE
CITY OF STOUGHTON, AND ALSO
PART OF UNPLATTED LANDS OF THE
SE 1/4 OF THE NE 1/4 OF SECTION 8
T5N, R11E, CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

C 5274-B2-REVISION NO. 1
Sheet 2 of 3

VOLUME 6 PAGE 415

DOCUMENT NO. 1423498

CERTIFIED SURVEY NO. 1645

SHEET 3 OF 3

NOTE
THIS IS A REVISION OF CERTIFIED SURVEY MAP NO. 1454 RECORDED IN VOLUME 6, PAGES 141, 142, AND 143 OF CERTIFIED SURVEYS OF DANE COUNTY.

PLAT OF SURVEY
ROBERT W. TREFZ
SURVEYOR
MADISON, WISCONSIN

APPROVED FOR RECORDING BY ACTION OF CITY OF STOUGHTON CITY COUNCIL ON THE 11th DAY OF JUNE, 1974.

George J. Howe
~~MAYOR~~ City Clerk

RECEIVED FOR RECORD THIS 26 DAY OF March, 1975, AT 8:40 O'CLOCK a M AND RECORDED IN VOLUME 6 OF CERTIFIED SURVEYS, PAGE 414, 415 AND 416

Harold K. Hill
REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

WISCONSIN
ROBERT W. TREFZ
MADISON, WIS.
REGISTRATION
S-976
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND HAVE LOCATED THE BUILDINGS THEREON AS SHOWN AND THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LOT LINES THEREOF. I HAVE COMPLIED WITH SECTION 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN.

Robert W. Trefz
ROBERT W. TREFZ - S-976
WARZYN ENGINEERING & SERVICE CO., INC.

CITY OF STOUGHTON
FOR MILLFAB, INC. AND D.D.W. ENTERPRISES
LOTS 2, 3, 4, 5, 6 AND PART OF
LOTS 1, 7, 8 AND 9 OF BLOCK 35
OF THE ORIGINAL PLAT OF THE
CITY OF STOUGHTON, AND ALSO
PART OF UNPLATTED LANDS OF THE
SE 1/4 OF THE NE 1/4 OF SECTION 8
T5N, R11E, CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

C 5274-B3 = REVISION NO. 1
Sheet 3 of 3

VOLUME 6 PAGE 416

K 34
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
BLOCK 35
UNPLATTED LANDS
BLOCK 1
2
1
3
4
5
6
7
8
9
46
53
48
24
24
20
35
48
61
48
24
50
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24
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52
13
14
44

Exception 13: Right of way grant recorded in June 1952 as Document Number 837587 and re-recorded as Document Number 838135. (This easement is between the City of Stoughton and Karl Karlson for a pumping unit and water main and the access and servicing for it. This easement could be released if the facilities no longer pertain or exist. Part of Lot 9, Block 1, Peterson's Add.)

Exception 14: Water Main Easement recorded in June 1952 as Document Number 838135. (This easement is between the City of Stoughton and Karl Karlson for a pumping unit and water main and the access and servicing for it. This easement could be released if the facilities no longer pertain or exist. Part of Lot 9, Block 1, Peterson's Add.)

Exception 20: Right of Way recorded in December 1965 as Document Number 1155961. (This easement is between Wisconsin Power & Light Company and the City of Stoughton. This document mentions a railroad right of way also mentions free and unobstructed use of Yahara River for water and drainage and reserves a right of way for present or future electric transmission lines. This easement could be released if the uses no longer pertain or are maintained.)

Exception 24: Right of Ways recorded in July 1972 as Document Number 1334607. (This easement is between Highway Industries and DDW Enterprises. This document mentions ingress-egress, easement for standpipe and connecting sprinkler system, ingress-egress to, maintenance thereof, location of easement is not plottable. This easement could be released if the parties involved or facilities mentioned no longer pertain.)

Exception 25: Easement recorded in August 1943 as Document Number 678613. (This easement is between the Stoughton Canning Company and St. Paul Terminal Warehouse. This document states the easement expired June 1945)

Exception 26: Easement recorded in April 1928 as Document Number 487592. (This easement is between City of Stoughton and H.E. Byram, Mark W. Potter and Edward J. Brundage. This document states the easement expires when the railroad use stops)

Exception 27: Easement and Agreement recorded in September 1944 as Document Number 694396. (This agreement is between Highway Trailer Company and Stoughton Cab & Body Company. This document mentions standpipe and sprinkler system and maintenance thereof, mentions this as the "Moline Plow Company property". This agreement could be terminated if the parties are in agreement or if the need for the agreement no longer pertains.)

Exception 28: Access Easement recorded in March 1975 as Document Number 1423498. (The Access Easement is over part of Lots 5 and 6, Block 35, Original Plat as shown on Certified Survey Map 1645. The access easement on the certified survey map mentions it is for "Parcel A" which is adjacent to the Yahara River. This access easement could be released if the stated use is longer pertains.)

Exception 29: Easement to WP&L recorded in March 1966 as Document Number 1157169. (This easement is between Millfab and Wisconsin Power & Light Company. The document is for a 40 foot wide easement for single pole and wires adjacent to Yahara River and reserves the right to store materials in the easement. This easement could be released if the facilities are no longer needed or no longer pertain.)

Exception 33: Electric Line Easement recorded in June 1966 as Document Number 1162198. (This easement is between Stoughton Truck Body and Wisconsin Power & Light Company. The document is for a 25 foot wide easement for single pole and wires adjacent to Yahara River. This easement could be released if the facilities no longer pertain.)

Exception 34: Easement, Right of Ways recorded in March 1975 as Document Number 1423498 as shown on Certified Survey Map 1645. (The Certified Survey Map (CSM) copy is hard to read. The easements that are legible are a railroad track easement and an access easement. Refer to exception 28 above regarding the access easement. The railroad track easement could be released if the railroad facilities or use no longer pertains to the property.)

Exception 35: Permanent Storm Sewer Easement recorded in March 1996 as Document Number 2743989. (This easement is between Millfab and the City of Stoughton. This easement allows city right of ingress and egress to install and maintain storm sewer. This easement could be released or modified if the site is re-developed or if the facilities would no longer be needed in the event of re-development.)

Exception 44: Easement recorded in June 1952 as Document Number 837587. (Same easement as described in exception 13 above)

Exception 46: Designated Landmarks recorded in October 1989 as Document Number 2167680. (This document was drafted by the City of Stoughton Landmarks Commission. Document refers to a building located at the Northwest corner of the property known as the "Power House" building among other buildings around the City. This document states that a noted landmark cannot be altered unless approval of the Landmark Commission.)

Exception 48: Possible rights of others recorded in September 1988 as Document Number 2106780. (This document is between DDW Enterprises and Millfab. This document refers to non-exclusive easements for ingress-egress by foot or vehicle. These easements and rights could be modified or released if all parties involved agree or if the uses no longer pertain.)

Exception 50: Grant of Easement recorded in January 1992 as Document Number 2313076. (This easement is between Pearl Kittleson and the adjacent owner to her property (not listed). This document states that the easement will remain in effect until such time the garage in question shall be destroyed or torn down.)

Exception 52: Easement to WP&L recorded in March 1966 as Document Number 1157169. (Same easement as described in exception 29 above)

Exception 53: Easement recorded in July 1989 as Document Number 2149828. (This easement is between Howard Grefsheim and Bruce and Alice Johnson. The document refers to an Ingress-Egress easement by foot or vehicle. This easement could be released if the parties involved agree or if the use no longer pertains.)

Exception 60: Easement to the Wisconsin River Power Co. recorded in September 1920 as Document Number 395163. (This easement is between Stoughton Marketing and Wisconsin River Power Company. Document states the right to trim trees, right to maintain, erect poles, wires, anchors and other appliances over ceratin lots described as, Lots 1, 3, 4, 5, 6 and 7, Block 1, Peterson's Add. This easement could be released if the facilities no longer pertain or are no longer needed.)

Exception 61: Reservation of Right of Way recorded in December 1885 as Document Number 165590. (This document is hard to make out the parties involved. Documents mentions Ingress and egress as, "free to pass and re-pass on foot or with horses, oxen cattle, beasts of burden, wagons, carts, sleighs or other vehicle or carriages whatsoever". This easement could be released if the parties involved agree of is the use no longer pertains.)

Exception 62: Agreement recorded in October 1944 as Document Number 694396. (Same agreement as described in exception 27 above.)