

WARRANTY DEED

387475

THIS SPACE RESERVED FOR RECORDING DATA

VOL 416 records page 10

REGISTER'S OFFICE
DUNN COUNTY, WISCONSIN

Received for record the 2nd day
of November A.D., 1990
at 9:40 A.M. and recorded in
Vol 416 Record on page 10-13

James M. Madutt
JAMES M. MADUTT, Register of Deeds

AdL

RETURN TO

Rassbach Realty

pd 61.20 TF

This Deed, made between Linda M. Stoffel and
LeAnn J. Knudson, as tenants in common

and Larry A. Schneider and Tamara G. Hoage,
as tenants in common

Witnesseth, That the said Grantor, for a valuable consideration

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

Lot One (1) of Certified Survey No. 903,
as recorded in the Register of Deeds Office for Dunn
County, Wisconsin, in Volume 3 of Survey Maps, Page 297;
BEING Part of the Northeast Quarter (NE1/4) of the North-
west Quarter (NW1/4),
the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), and
the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4);
ALL in Section Thirty-six (36), Township Twenty-nine (29) North, Range Twelve (12) West,
TOWN OF TAINTER, Dunn County, Wisconsin.

(continued on reverse side)

TRANSFER

61.20

FEE

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

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

And Linda M. Stoffel and LeAnn J. Knudson, as tenants in common;
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
easements, restrictions and roadways of record;

and will warrant and defend the same.

Dated this FIRST day of NOVEMBER, 19 90.

Linda M. Stoffel (SEAL) *LeAnn J. Knudson* (SEAL)

Linda M. Stoffel LeAnn J. Knudson
(SEAL) (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of, 19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)
THIS INSTRUMENT WAS DRAFTED BY

THEDINGA LAW FIRM (WHT)
2411 Stout Road
Menomonie, WI 54751

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

DUNN

County.

ss.

Personally came before me this FIRST day of
NOVEMBER, 19 90 the above named
Linda M. Stoffel and LeAnn J.
Knudson, as tenants in common
Larry A. Schneider
Tamara G. Hoage

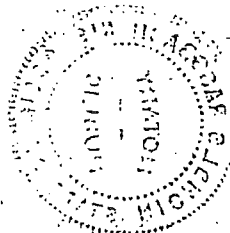
I do know to be the person who executed the
foregoing instrument and acknowledge the same.

Nichols Rassbach
Nichols Rassbach
Notary Public, DUNN County, Wis.
My Commission is permanent. (If not, state expiration
date June 30, 19 91.)

Together with a 50 foot wide driveway and utility easement over the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-six (36), Township Twenty-nine (29) North, Range Twelve (12) West from Whitetail Road to the afore-described property as shown on said Certified Survey No. 903.

Also together with an easement over Outlot One (1) of said Certified Survey No. 903 for purposes of hiking, sightseeing and picnicing. This easement is for the benefit of Grantees, their heirs and assigns and invited guests in their company. This easement does not include camping or having any type of fire on said Outlot One (1), which are expressly prohibited.

Grantors reserve an easement over the approximately 76.97 foot area known as the former Town Road bed.



AGREEMENT

THIS AGREEMENT is made this 1st day of NOVEMBER, 1990, by and among Linda M. Stoffel and LeAnn J. Knudson ("SELLERS"), and Larry A. Schneider and Tamara G. Hoage ("BUYERS").

WHEREAS, BUYERS are purchasing from SELLERS a parcel of real estate described in the attached deed; and

WHEREAS, the parties have agreed to certain matters related to the real estate sale;

NOW, THEREFORE, the parties agree as follows:

1. No party to this agreement (including any of the parties, their heirs and assigns) may construct a building or other structure, except fencing to contain domestic livestock, on Outlot 1 of Certified Survey No. 903, as recorded in the Register of Deeds Office for Dunn County, Wisconsin, in Volume 3 of Survey Maps, page 297.

2. BUYERS shall have the right to use said Outlot 1 for purposes of hiking, sightseeing and for picnics. This right shall not include camping or having fires. This right may be exercised by BUYERS, their heirs and assigns and any invited guests while in the company of BUYERS.

3. BUYERS shall have the first option to purchase said Outlot 1 (at a price of \$300.00 per acre) if SELLERS desire to sell it. This first option to purchase shall not apply in the event of transfer to any child of either SELLER or any child of their brother, Ron Prochnow.

4. This agreement may only be amended by written agreement of the parties hereto. This agreement shall be binding on the parties, their heirs and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the date above written.

Linda M. Stoffel SEAL
Linda M. Stoffel (SELLER)

LeAnn J. Knudson SEAL
LeAnn J. Knudson (SELLER)

Larry A. Schneider SEAL
Larry A. Schneider (BUYER)

Tamara G. Hoage SEAL
Tamara G. Hoage (BUYER)