

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

677100

**DUNN COUNTY, WI
REGISTER OF DEEDS
HEATHER M. KUHN**

RECORDED ON

06/16/2025 10:15 AM

REC FEE: 30.00

TRANS FEE: 120.00

FEE EXEMPT #:

PAGES: 2

The above recording information verifies that this document has been electronically recorded and returned to the submitter.

Document Number

Document Name

THIS DEED, made between Douglas F. Kettner, a single person

("Grantor," whether one or more),
and Jake D. Whittier and Anne Whittier, husband and wife, as survivorship marital
property

("Grantee," whether one or more),

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

Lot One (1) of Certified Survey Map No. 5009, as recorded in Volume 25 Certified Survey Maps, Page 139, as Document No. 669135;
BEING all of Lots One (1), Two (2) and Three (3), Meadow Hill Estates, City of Menomonie, Dunn County, Wisconsin; ALSO BEING part of Outlot Four (4) and all of Outlot Five (5) of Certified Survey Map No. 503, as recorded in Volume 2 Certified Survey Maps, Page 233, as Document No. 355866.

Reserving unto Grantor an easement in gross over and across the "Proposed 33' Wide Access Easement" depicted on Exhibit "A" attached hereto and made part hereof. Neither party shall obstruct the Easement or park or store any vehicles or materials on said Easement. Said Easement is personal to Grantor and terminates when Grantor no longer has any interest in the benefited parcel (being Lot 2 of said Certified Survey Map No. 5009).

Recording Area

Name and Return Address

Jake D. Whittier and Anne Whittier
N6856 558th Street
Menomonie, WI 54751

17251-2-281322-330-0026

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: **municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer, general taxes levied in the year of closing.**

Dated:

Douglas F. Kettner (SEAL)
*Douglas F. Kettner

Chris Staats
Notary Public, State of Wisconsin

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)

authenticated on _____

COUNTY OF EAU CLAIRE) ss.

* _____

Personally came before me on June 16th 2025
the above-named Douglas F. Kettner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis.Stat § 706.06)

Chris Staats

THIS INSTRUMENT DRAFTED BY:
Schrader Law Office LLC - Tony R. Schrader, Attorney
(715) 235-3403 File No. WTS-25-3759

Notary Public, State of Wisconsin
My Commission (is permanent) expires: 08/07/2028

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

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

WARRANTY DEED

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FORM NO. 1-2003

*Type name below signatures.

Exhibit "A" - Warranty Deed Kettner to Whittier

