



8 0 7 5 5 9 3
Tx:4055001

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

637255

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

**RECORDED ON
09/03/2019 11:27 AM**

REC FEE: 30.00

FEE EXEMPT #:

PAGES: 2

THIS DEED, made between RUSSELL W. HAFENBREDL, a single person

("Grantor," whether one or more), and HELEN A. LUND, a single person

("Grantee," whether one or more).
Grantor quit claims 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):
SEE ATTACHED.

Recording Area

Name and Return Address
**SKINNER LAW FIRM, LLC
3120 Schneider Ave. E
Menomonie, WI 54751**

ENV

**This document is exempt from the fee and return since it is not a conveyance by
definition per Sec. 77.21 (1) Stats.**

Part of 17036-2-291403-130-0001

Parcel Identification Number (PIN)

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

Dated AUGUST 29, 2019

_____(SEAL) *Russell W. Hafenbredl* (SEAL)
* RUSSELL W. HAFENBREDL

_____(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

DUNN COUNTY)

Personally came before me on AUGUST 29, 2019,
the above-named RUSSELL W. HAFENBREDL

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

Kristi K. Broten
* **KRISTI K. BROTEN**

Notary Public, State of WISCONSIN

My commission ~~(is permanent)~~ (expires: 9/25/2020)

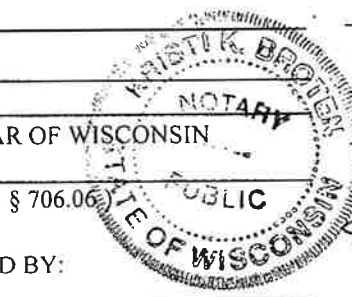
TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Brent D. Skinner

SKINNER LAW FIRM, LLC



(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

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

An Easement located in the Southwest Quarter of the Northeast Quarter of Section 3, T 29 N – R 14 W; Town of Stanton, Dunn County, Wisconsin.

More particularly described as follows,

Commencing at the West Quarter Corner of Section 3, T 29 N – R 14 W Town of Stanton, Dunn County, Wisconsin. Thence N89°19'26"E along the east west quarter Line of said section 3, 3,948.60 feet to the point of beginning; thence continuing N89°19'26"E, 246.20 feet; thence N00°39'49"W, 427.98 feet; thence S89°20'11"W, 246.13 feet; thence N00°39'14"W, 389.50 feet; thence S89°20'11"W, 66.00 feet; thence S00°39'14"E, 455.50 feet; thence N89°20'11"E, 246.14 feet; thence S00°39'49"E, 296.00 feet; thence S89°19'26"W, 180.19 feet; thence S00°39'14"E, 66.00 feet to the point of beginning.

Described easement contains 88,368 square feet 2.03 acres

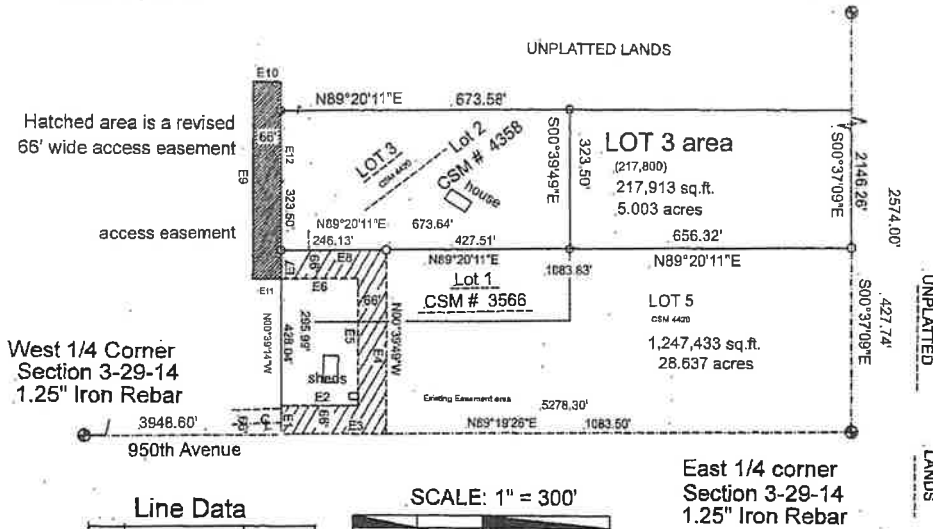
MAP OF SURVEY

A EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER, OF SECTION 3, T 29 N - R 14 W,
TOWN OF STANTON, DUNN COUNTY, WISCONSIN

RECEIVED

AUG 26 2019

Northeast Corner
Section 3-29-14
Aluminum Cap



Line Data

E1	N00°39'14\"W	66.00'
E2	N89°19'26\"E	180.19'
E3	N89°19'26\"E	246.20'
E4	N00°39'49\"W	427.98'
E5	N00°39'49\"W	296.00'
E6	S88°20'11\"W	180.14'
E7	N00°39'14\"W	66.00'
E8	S89°20'11\"W	246.13'
E9	N00°39'14\"W	455.50'
E10	N89°20'11\"E	66.00'
E11	S89°20'11\"W	66.00'
E12	S00°39'14\"E	389.50'

SCALE: 1" = 300'

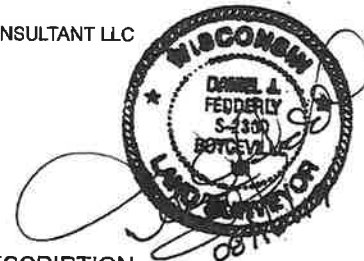


PREPARED BY:

DANIEL J. FEDDERLY P.E., P.L.S.
D.J. FEDDERLY MANAGEMENT CONSULTANT LLC
N9387 330TH STREET
BOYCEVILLE, WI 54725

PREPARED FOR:

HELEN LUND
12501 SANTA MONICA DR. NE
ALBUQUERQUE, NM 87122



REVISED PORTION OF EASEMENT DESCRIPTION

Commencing at the West Quarter Corner of Section 3 T 29 N - R 14 W, Town of Stanton, Dunn County, Wisconsin
Thence N89°19'26\"E along the east west quarter line of said section 3, 3,948.60'
Thence: N00°39'14\"W 362.04', To the Point of beginning, Thence: S89°20'11\"W, 66.00'
Thence: N00°39'14\"W, 455.50', Thence: N89°20'11\"E, 66.00', Thence S00°39'14\"E, 455.50', To the point of beginning.
Described Easement contains 30,063 Square feet more or less or 0.69 acres plus or minus

SURVEYOR'S CERTIFICATE

I, Daniel J. Fedderly, Professional Land Surveyor, hereby certify: That I have Surveyed, Divided, and Mapped the above described Easement in full compliance with the provisions of Chapter 236.34 of the Wisconsin State Statutes along with the provisions of the Dunn County Subdivision Ordinance (Chapter 16), and in compliance with Chapter A-E 7 of the Wisconsin Administrative Code \"Minimum Standards for Property Surveys\". That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made. And that said survey was done by the direction of Helen Lund

Daniel J. Fedderly P.E., P.L.S.
D.J. Fedderly Management Consultant LLC

North is referenced to the
East Line of the Northeast
Quarter of Section 3-29-14,
which bears S00°37'09\"E
Dunn County Grid System
NAD 1983 - 1991 Adjustment

Sheet 1 of 1 Sheet

LEGEND

⊕ Found Government Corner
(verified witness ties)

○ Found 3/4\" Iron Rebar

S-1533

RECEIVED

AUG 26 2019

Easement Description
Helen Lund
Section 3, Town of Stanton, Dunn County

An Easement located in the Southwest Quarter of the Northeast Quarter of Section 3, T 29 N – R 14 W; Town of Stanton, Dunn County, Wisconsin.

More particularly described as follows,

Commencing at the West Quarter Corner of Section 3, T 29 N – R 14 W Town of Stanton, Dunn County, Wisconsin. Thence N89°19'26"E along the east west quarter Line of said section 3, 3,948.60 feet to the point of beginning; thence continuing N89°19'26"E, 246.20 feet; thence N00°39'49"W, 427.98 feet; thence S89°20'11"W, 246.13 feet; thence N00°39'14"W, 389.50 feet; thence S89°20'11"W, 66.00 feet; thence S00°39'14"E, 455.50 feet; thence N89°20'11"E, 246.14 feet; thence S00°39'49"E, 296.00 feet; thence S89°19'26"W, 180.19 feet; thence S00°39'14"E, 66.00 feet to the point of beginning.

Described easement contains 88,368 square feet 2.03 acres