

604632

REEL 646 IMAGE 731
WARRANTY DEEDThis Deed, made between City of Baraboo,
a Wisconsin Municipal CorporationGrantor,
and Ralph Tuttle, Inc., a Wisconsin
CorporationGrantee,
Witnesseth, That the said Grantor, for a valuable consideration of
one dollar & other good and valuable consideration
conveys to Grantee the following described real estate in Sauk
County, State of Wisconsin:Lot One (1), Certified Survey No. 2960 as
recorded in the office of the Register of
Deeds for Sauk County, Wisconsin, in Volume 11 of
Certified Surveys, Page 2960.SUBJECT TO reservation of a sanitary sewer easement by Grantor as set
forth on Exhibit A, attached hereto.

EXEMPT 77.25(2)

REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD

AT 9:12 O'CLOCK A M

ON July 15 1994

Mary Klitzgenmeyer
REGISTRAR

12.00 ch.

RETURN TO
E 11616 N. Reedsburg Rd
BARABOO, WI 53913

Tax Parcel No:

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

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

And City of Baraboo, a Wisconsin Municipal Corporation
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, a sanitary sewer easement held by Grantor and the Restrictive Covenants for the Baraboo Industrial Park recorded in Reel 151, Image 679-687 in the office of the Sauk County Register of Deeds and will warrant and defend the same.

Dated this 15th day of July, 1994.

CITY OF BARABOO

(SEAL)

Dean D. Steinhorst

(SEAL)

BY: Dean D. Steinhorst, Mayor

(SEAL)

Patricia F. Seaberg

(SEAL)

BY: Patricia F. Seaberg, City Clerk

AUTHENTICATION

Signature(s) Dean D. Steinhorst
and Patricia F. Seaberg

Authenticated this 15th day of July, 1994.

James C. Bohl

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.08, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney James C. Bohl

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me this day of
1994, the above namedto 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: 1994)

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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 — 1982Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

Exhibit "A"

RESERVATION OF SANITARY SEWER EASEMENT

Grantor, City of Baraboo, Wisconsin, hereby reserves for itself, its successors and assigns, forever, a perpetual right-of-way and easement to lay, construct, maintain, operate, inspect, improve, relocate and repair, in, under and upon the following described real estate situated in the City of Baraboo, Sauk County, Wisconsin:

A twenty foot wide sanitary sewer easement the center-line of which is shown as a sanitary sewer line on the Certified Survey Map for Lot One (1), Certified Survey Number 2960 as recorded in the office of the Register of Deeds for Sauk County, Wisconsin, in Volume 11 of Certified Surveys, Page 2960, hereinafter described as the "Easement Tract".

The foregoing right-of-way and easement includes the right of ingress and egress to and over the Easement Tract as is reasonably necessary to lay, construct, maintain, operate, inspect, improve, relocate and repair sanitary sewer system, and for doing anything necessary, useful or convenient for the full enjoyment of the right-of-way and easement reserved herein, provided, however, that the Easement Tract, and the adjoining lands of Grantee shall be left in the same condition after such work as the same were prior to the commencement thereof.

Further, although Grantee shall have the right to use and enjoy the property within the Easement Tract in any way not inconsistent with the rights herein granted, Grantee agrees that no improvements other than blacktop or concrete pavement shall be constructed on the Easement Tract. This right-of-way and easement shall run with the Easement Tract, described above, and shall be binding upon Grantee, its successors and assigns and shall inure to the benefit of Grantor, its successors and assigns, forever.