



Knight Barry Title Services LLC  
2450 Rimrock Road, Suite 204  
Madison, WI 53713  
(608)255-2700  
Fax: (608) 621-2045

**Revision: 2223991**  
Refer Inquiries to: Jennifer Daniel  
(jedaniel@knightbarry.com)  
Completed on: 07/18/2023 09:38 AM  
Last Revised on: 07/18/23 09:51 AM  
Printed on: 07/18/2023 09:50 AM

**Applicant Information**

Liz Leonard  
Bunbury & Associates Realtors  
440 Science Dr, Suite 203  
Madison, WI 53711

Sales Representative: Stacy Weber

**Property Information**

(Note: values below are from the tax roll)

**Owner(s) of record:** Pumpkin Hollow Properties LLC, a Wisconsin limited liability company

**Property Address:** 5602 Portage Rd, Madison, WI 53718

**Legal Description:** Part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows: Commence at the Northeast corner of said Section 16; thence South along the East line of said Section 1504.80 feet to the point of beginning (said point of beginning also being South 180.00 feet of the Northeast corner of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ); thence South  $87^{\circ}50'$  West 181.50 feet; thence North 180.00 feet to the North line of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence South  $87^{\circ}50'$  West along said North line to Easterly line of Interstate Highway 90-94 described in Vol. 342 of Miscellaneous, Page 171, as Document No. 988680; thence Southeast along said Easterly line of Northerly right of way line of a side road which is 45 feet Northerly of and normal to reference line referred to as side road reference line "H" in said Vol. 342 of Miscellaneous, Page 171, as Document No. 988680; thence Northerly and Easterly along said side road to intersection with East line of said Section; thence North along said East line to point 674.5 feet South of the Northeast corner of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West to point 73.5 feet West of centerline of Portage Road; thence North, parallel to said centerline 256 feet; thence East to East line of said Section; thence North along said East line 238.5 feet to the point of beginning, EXCEPT Certified Survey Map No. 5686 recorded as Document No. 2114572.

**Tax Key Number:** 251/0810-164-0201-8 and 251/0810-161-0203-0

Land value: \$264,500.00

Improvement value: \$80,300.00

Total value: \$344,800.00

Fair market value: \$344,800.00

**Mortgages, Judgments, Liens, Taxes****Taxes and Special Assessments**

1. Taxes for the year 2022 in the amount of \$3,751.32, and all prior years are paid. PID# 251/0810-164-0201-8
2. Taxes for the year 2022 in the amount of \$2,708.04, and all prior years are paid. PID# 251/0810-161-0203-0

**Judgments and liens**

There are no matters to report for this section.

**Mortgages, assignments, leases and land contracts**



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3. Mortgage from Pumpkin Hollow Properties LLC, a Wisconsin Limited Liability Company to Arthur J. Hill in the amount of \$45,000.00 dated July 1, 2020 and recorded July 1, 2020 as Document No. 5608218.

**Other matters**

4. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
5. Rights of others in and to the use of any drains, ditches, feeders, laterals and/or underground drain tiles or pipes that may be located over, across, in or under the insured premises, and rights to enter upon said premises to maintain the same.
6. Access restriction and other matters contained in the Award of Damages recorded September 21, 1959 in Vol. 342 of Miscellaneous, Page 171 as Document No. [988680](#).
7. Easement and other matters contained in the Warranty Deed recorded June 19, 1964 in Vol. 780 of Deeds, Page 7 as Document No. [1104589](#).
8. Electric Line Easement granted to Madison Gas and Electric Company and other matters contained in the instrument recorded February 3, 1982 in Vol. 3378 of Records, Page 17 as Document No. [1731295](#); assigned to American Transmission Company LLC by an Easement Assignment recorded January 29, 2001 as Document No. [3283453](#).
9. Right-of-Way Grant to Wisconsin Bell, Inc. and other matters contained in the instrument recorded December 5, 1990 in Vol. 15130 of Records, Page 30 as Document No. [2236531](#).
10. Easement granted to Wisconsin Power and Light Company and other matters contained in the instrument recorded July 3, 2003 as Document No. [3750050](#).
11. Ordinance regarding the annexation of lands from the Town of Burke to the City of Madison recorded March 6, 2018 as Document No. [5393680](#).

In accordance with applicant's request, we have made a search of the records in the various public offices of Dane County, and find (i) title to the property described above to be in the owner or owners of record set forth above and (ii) no change of record affecting such property, since the above-mentioned owners of record took title through **July 12, 2023 at 12:00 AM**, the effective date of this report, except those matters shown above.

Please read the "Terms and Conditions – Property Profile" set forth on the Knight Barry Title Group website at <https://www.knightbarry.com/termspropertyprofile> (the "Terms and Conditions"). By accepting this Property Profile, you represent that you have read and understand the Terms and Conditions and that you agree to be bound by the Terms and Condition. The Knight Barry Title Group reserves the right to update the Terms and Conditions as necessary - it is your responsibility to review them periodically.