

120865

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Richard R. Longsdorf, a single person, and Terri B. Bignell, a single person,

("Grantor," whether one or more), and Randahl L. Pommerening Jr., and Jessica Stewart, as joint tenants

("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 Pepin County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
See attached Exhibit A.

U 0213P 781

DOCUMENT NO. 120865

VOL 213 RECORDS PAGE 781

REGISTER'S OFFICE
Pepin County, Wis
Received for record,
the 9 day of
July 2008, at 09:00 AM
and recorded in Vol. 213
of Records on Page 781 - 782

Terri B. Bignell
REGISTER OF DEEDS gd \$13.00
card # 4332

Recording Area

Name and Return Address

Goodhue County Abstract Co.

433 West Third St.

Red Wing, MN 55066

004-003110-0001
Parcel Identification Number (PIN)

This is homestead property.
(is) (isnot)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: easements, covenants, conditions and restrictions of record.

Dated June 23, 2008.

TRANSFER

\$ 408.00 gd card # 6323
FEE

* Richard R. Longsdorf (SEAL)

* Richard R. Longsdorf

* Terri B. Bignell (SEAL)

* Terri B. Bignell

AUTHENTICATION

Signature(s)

ACKNOWLEDGMENT

STATE OF MINNESOTA

authenticated on

BRIANA C. FRAZIER

NOTARY PUBLIC - MINNESOTA

My Commission Expires Jan. 31, 2010

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,

authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
WATSON & SPEIGHT, P.A.

411 West Third St., Red Wing, MN 55066

Personally came before me on June 23, 2008,
the above-named Richard R. Longsdorf, a single person, and Terri B. Bignell, a single person,

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

* Brian C. Frazier
Notary Public, State of MINNESOTA

My commission (is permanent) (expires: 1/31/2010)

(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.

WARRANTY DEED

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FORM NO. 1-2003

*Type name below signatures.

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EXHIBIT A

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 25 North, Range 13 West, lying South of U.S. Highway 10, EXCEPT the West 610 feet thereof. Town of Durand, Pepin County, Wisconsin.

Subject to the reservation of a permanent access easement over and across the access driveway from U.S. Highway 10 and across the East 30 feet of the above described premises as means of ingress and egress to adjacent lands in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 25 North, Range 13 West, Pepin County, Wisconsin, as set forth in that Warranty Deed dated November 6, 1999, recorded November 9, 1999, in Vol. 127 of Rec., pg. 275, as Doc. No. 100951, Pepin County Records. Said easement shall be a permanent easement constituting a covenant running with the lands.