

DOCUMENT NO.

75473

Vol. 59, p. 10

STATE BAR OF WISCONSIN-FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

THIS DEED, made between Anton Hengst and Dorothy M. Hengst, his wife,
and Richard J. Bauer
Grantor

Witnesseth, That the said Grantor, for a valuable consideration Thirty-three Thousand and no/100 Dollars (\$33,000.00)
conveys to Grantee the following described real estate in Pepin
County, State of Wisconsin:

RECORDED
AT 3:40 P.M.
APR 01 1981
EMMA LANGLOIS
Register of Deeds
Pepin County, Wis.

Tax Key No. 77.25(10)EXEMPT

The North one-half of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25), and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty-four (24), all in Township Twenty-five (25) North, Range Thirteen (13) West.

This deed is given in fulfillment and complete satisfaction of that certain land contract dated Jan. 21, 1971, and recorded in the office of the Register of Deeds for Pepin County, Wis., on Jan. 22, 1971, in Vol. 33 Records, page 176, as Doc. #63943.

This ~~is not~~ is homestead property. (on date of land contract.)
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereto belonging;
And Anton Hengst and Dorothy M. Hengst, his wife,
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except any liens or encumbrances created or suffered to be created by the acts or defaults of the grantee.

and will warrant and defend the same.

Dated this 4th day of February, 1981.

Anton Hengst (SEAL)
* Anton Hengst
Dorothy M. Hengst (SEAL)
* Dorothy M. Hengst

* _____ (SEAL)

* _____ (SEAL)

AUTHENTICATION

Signatures authenticated this 4th day of February, 1981
Ryan G. Laue
* Ryan G. Laue
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT
STATE OF WISCONSIN

Personally came before me, this _____ day of _____
the above named _____ } ss.
County.

This instrument was drafted by

Attorney Ryan G. Laue
Box 127
Durand, WI 54736

to me known to be the person _____ who executed the foregoing instrument and acknowledged the same.

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

* _____
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19____.)

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

135063

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Richard J. Bauer and Estella A. Bauer, husband and wife,

("Grantor," whether one or more), and Richard J. Bauer and Estella A. Bauer, 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 Pepin County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A - Legal Description.

NOTE: This Warranty Deed is to create a survivorship marital property interest between husband and wife.

Parcel Identification Numbers:

004-00308-0000, 004-00309-0000, 004-00310-0000, 004-00311-0000, 004-00322-0000, 004-00323-0000 and 004-00316-0000.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: highways, easements, rights of way, use restrictions, zoning ordinances and other restrictions of record.

Dated 12-1 2016

Richard J. Bauer (SEAL)
* Richard J. Bauer

Estella A. Bauer (SEAL)
* Estella A. Bauer

AUTHENTICATION

Signature(s)

authenticated on

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(if not _____)
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
David J. Fugina, Fugina Law Office
17 So. Main St., P.O. Box 337, Fountain City, WI 54629

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED
*Type name below signatures.

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Recording Area

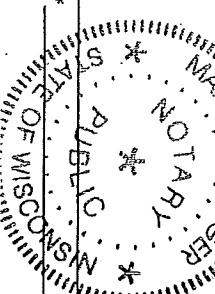
Name and Return Address

David J. Fugina, Fugina Law Office
17 So. Main St., P.O. Box 337
Fountain City, WI 54629

See above.

Parcel Identification Number (PIN)

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



17.25 (8m)
FEE EXEMPT

ACKNOWLEDGMENT OF WISCONSIN

STATE OF WISCONSIN

PERSONALITY (COUNTY)

Personally came before me on 12-1 2016, the above-named Richard J. Bauer and Estella A. Bauer, husband and wife, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Marcia A. Berger
Notary Public, State of Wisconsin
My commission (signature) (expires: 10-12-20)

0276P543

135063

RICHARD AND ESTELLA BAUER
WARRANTY DEED
EXHIBIT A - LEGAL DESCRIPTION

The SE ¼ of the SE ¼ of Section 24, Township 25 North, Range 13 West, Town of Durand, Pepin County, Wisconsin. Parcel # 004-00309-0000

AND

The N 1/2 of the NE ¼ of Section 25, Township 25 North, Range 13 West, Town of Durand, Pepin County, Wisconsin. Parcel # 004-00310-0000 & 004-00311-0000

AND

The SW ¼ of the SE ¼ of Section 24, Township 25 North, Range 13 West, Town of Durand, Pepin County, Wisconsin. Parcel #004-00308-0000

AND

The NE ¼ of the NW ¼ of Section 25, Township 25 North, Range 13 West, Town of Durand, Pepin County, Wisconsin, lying North of U.S. Highway 10. EXCEPT all that part of the NE ¼ of the NW ¼ of Section 25: Commencing at the Northwest corner of said forty; thence East along the forty line 950 feet; thence at right angles South 450 feet to the Northerly boundary line of U.S. Highway 10; thence in a Northwesterly direction along the said boundary line of U.S. Highway 10 to the place of beginning. Parcel #004-00316-0000

AND

The SE ¼ of the NW ¼ of Section 25, Township 25 North, Range 13 West, Town of Durand, Pepin County, Wisconsin. Parcel # 004-00322-0000

AND

The NE ¼ of the SW ¼ of Section 25, Township 25 North, Range 13 West, Town of Durand, Pepin County, Wisconsin. Parcel #004-00323-0000