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ADDITIONAL REAL BAUER/OBERDING LAND ESTATE MATTER CONTRACT PROVISIONS

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to the purchasing sate property, in an reart of the the premises in an understood and Purchasers have said premises of thereof, that t property, in the part of t improvements premises purchase on the ba them habit Other tha referred , selle selle ... as aforesaid. e hitability or se by t basis han and ц р р have and for d property them of sa herein, an "asan 0 Hy they рр agreed a had th о Fy the 1 "AS IS" o any j or to general Sellers the A the full and free opp ne basis of their own I have fully inspected a rty to their full satis f said premises and pro y representations or wa to either of them, and have Well Ven n or the Sellers /endees 3" cond: уq ss and property as survivo condition, without any r to make any repairs or a thereto, in connection w thereto, y disclaim w còndition and and ч. tio. Sept between t and free .on, tic System purchasin n, that it and property and property the parties here portunkty to j wn personal insp ced and examined and nd that the 1t ing em survivorship р-0 the which hich are pr he real est specifical ties heretc ion,p marita
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with war ы М inspect said Buyers ship marital Åq not to purchase rant that said the previously being 1000 0 th H the ly. no t ct s sale of Seller hat ОК and ty made († Дq are g ad ល

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purchase on such provided that they/top interested purchaser (of the said Vendees ho of the farst : Vendees the Nor Section Thirte agreed sale in premi: there ever first made Thi 0 property, bona fide are sai event proper hereunder Vendors irst . Ю an à Nort. fre hem of t within р е ;een on μ'n лd Ηh on Twenty-f een (13) We be offered right and answer first rj cty tha о Н Ū ght a... on a firs. upon by and between the the event there is no othe. y, or on a competitive basis with de purchaser, with the first right and se on such basis being given to the Vendee ad that they top the best offer from any o ad purchaser of said premises. The elec ad purchase hereunder to exercise the pro-at right to purchase said pro-ays after receipt of w heremises and shal here to said v heremises and shal nodn :em/i de ſ hwes sha intere the event ₽ T P († ъ 0 D 0 cerest to sell said premises a er in writing given by them to right of purchase/refusal bei binds the Vendors and their he ferred to herein is ever offe Ē ferr Vendees Ч f sell ñ -______ and the ______ and the West, Pepin Cou ed for sale by V nd privilege of 1 first-refusal ba ; in such ame and be have th (SE/NW) Y-five (West, P and said 0 0 elect indicate refusal basis, with the purchase p the mount and upon such terms as s tween the parties hereto at the t petitive basis with any other int with the first right and priviled premises rst obtion to purchase the Northeast of the Township Twenty-five County, Wisconsin, sh County, Wi by Vendors purchasing such property pasis, with the purchase] с† О μ̈́ đ exercise n writing to the int r interested purchaser for s with any other interested t right and privilege of to the Vendees hereunder fer from any other bona fic ses. The election on the j l being g ir heirs offered se said property sl sceipt of written i ss and shall be in n to said Vendors l being granted to t The Ц Ц red for their c t 0 eres in, should sa Vendees shal granted s in the Vendors, should > privilege acc property shall Ø r sale option Southwest (N (25) North, nould said pr S the unaser for for for for for for for for the second s æ ĿВ. ц. vent Southeast price shall time ġ. ct . and not hen t o the hereunder 1 have the цЦ the part accorded the arty the premi purchas 904 100 (NE/of be the fide Vendees Vendors Range remise: nature be 0 Hi such said (WS/ the 0 ~ D Q

PREM Ś Ω. SUBJECT ΠO FARMLAND PRESERVATION AGREEMENT

purchasing Agreement conditions Vendees chasing ons and d Ń there awar -e that e subject ! Vendeer erer ਜੋ ਜ agr to Ò ŏ ٢t и на те ü Ó Σμ Wisconsin abide by and Farml all ti premises .and the († Pre erms 0 D that and i jou are

RESERVATION 0F ACCESS EASEMENT ΒY VENDORS Ĭ.,

to adjacent immediate to adjacent immediate to the Northwest (SE/NW) Section Twenty-five (2 Thirteen (13) West, Pe location of the easeme access di Ten (10) described to adjace Vend adjacent lands o Northwest (SE/N ÖR ທ່ s reserve driveway 0) and aci across SE/NW) and five (25), est, Pepin easement r ст р С owne , the the , a Ы άġ above East ment Хq means ВО the Northeast Township Twent County, road has the access easement ove described premises thirty (30) feet o s of ingress and eg the Vendors, being t ω . Wiscons been es dors, being t heast of the Twenty-five Wisconsin. C over Once 0 Hi gress for Ven the Southeast Ũ Southwest (25) North from f the and , the North, d. U.S. above exact shall Vendors east of (NE/SW) Нi Ŋ Range -ghway the not

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be c nece changed cessary t future, to without vithout the consent survey the exact Vendors shall pay the the full ion vendees. If in of this easen in of this easen. I cost thereof. If it be easement becomes road ц. Ц

the in Said easement sum covenant running with c benefit of the said Vendors, beneficiaries, personal represent easement shall provide the full and from Vendors, their heirs, beneficiaries, per 'ans, and their tenants, servants, 'th all others having the like 'and without vehicles of 'ans and repass "onse of ingra repairs expense prevent from mal said pe Ř sonal owners making s or improvements to t e of the Vendorn the of the Vendors o representatives owners use of do not vel ,...e purpose The granting (3 of the pro the Ja permanent easement co the lands. Said easemen ndors, their licensees, representatives or ass he property lands covere 0 K s and repass along pose of ingress and ing of these easem property their , servants, v ing the like vehicles of the the assigns covered by easement licensees easement over which free free right a personal re , visitors, easement right easement right, site this ц; Ц ight and liberty nal representativ tors, and license description, g and across heirs, any mai e shall easement onst nt shall heirs, the a t manner rights a11 itut easement benef be с† О licensees, times ດ O be a t does the said iciaries and long All ф Ст Ст the -ve passes H not with ñ Ö the ОК и С μ̈́

REAL ESTATE TAX PRORATION:

closing to date paid The ш ц ЧЧ 8667 8 real with ¹ of clc 1998. closing l estate Vendors based paying taxes Ор shall the taxes 1997 : be prorated es which a real ted to the dat ch accrued frc. estate taxes date from which 6 1/1/ were 86

ALLOCATION OF PAYMENTS

All principal personal propo propekt payment Ŕ and 'n s shall therea: Ξh. t d b d R appl r to -ied the ωH ан Н in vi Ò, HA Õ the real sale estat ΦΟ H

WELL

requirements a expense so tha 12/1/98. tha and lat that н. С Vendor meet thè wel ທີ່ໜ agree ll does i agree to çurrent V . اسبا not presently m o repair said we Wrsconsin Code y meet well requirement a t code thei Ω. λq

SEPTIC SYSTEM:

system, costs al \$1,000.(Vendors thereof Дq Vendee sts are an inspector m, Vendors ñ and shall less t or if nd the L have the right to have cor of their choice. If ors will pay the entire ss than \$2,000.00 If the if the entire system nee the entiire system shall each each . Nave Įf ייי of ז che repair needs to h הבי the septic problems ar -hal be e ms are f repair r costs costs are r replaced, lf (1/2) of system i re found air if sa said 0 Hi more inspected d with the the the В repair than cost

REMOVAL 0F 너 IVE ர GATES:

The parti five (5) premises property μ. agree the se that (ree that Vendors seventeen (17) at only twelve (1 ") gates (12) gat gates be be removing which are r tes will be g and now e solu Ор . Д retaining on said d with the

LEGAI FEES

Vendors shal drafting and Vendors shal Real Estate g and shal shall ll pay for Transfer į, recording 1 pay for t рау the Return g of the j___ this : Warranty ተነ ወ Ö Land and Deed all cu. Contract. ~~~d, Bill abst: ract erences ofn Sale, es and the addition; Wisco

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