



Knight Barry Title, Inc.
400 Wisconsin Ave
Racine, WI 53403
262-633-2479
Fax:262-633-4928

Refer Inquiries to: Mary K. Payne (mary@knightbarry.com)

Completed on:12/4/19 10:02 am

Last Revised on:12/4/19 10:03 am

Printed on:12/4/19 10:03 am

Applicant Information

Migdalia Dominguez
WI Dept of Transportation
141 NW Barstow St
Waukesha, WI 53188

Sales Representative:Craig Haskins

Property Information

(Note: values below are from the tax roll)

Effective Date: 11/13/2019 at 8:00 am

Owner(s) of record:Patricia A. Ludeman and Kathleen Eastman, each an undivided 1/2 interest as tenants in common

Property address:Lands along S Green Bay Road, Mt Pleasant, WI 53406 (Note: Please see included tax bill for mailing address.)

Legal description: Part of the Northwest 1/4 of Section 24, Township 3 North, Range 22 East, described as follows, to-wit: Begin in the center of the United States Road (Green Bay Road) 18 chains and 4 links due South from the North line and 22 chains East from the West line of said 1/4 Section; run thence South 12° 53' West along the center line of the United States Road (Green Bay Road), 196 feet to the point of beginning of this description; run thence South 77° 47' East 569.2 feet; thence South 18° 30' West 77.5 feet; thence North 77° 47' West, 561.7 feet to a point on the center line of the United States Road (Green Bay Road); thence North 12° 53' East along the center line of said road 77 feet to the point of beginning. EXCEPTING THEREFROM land conveyed in deed dated October 9, 1974 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 19, 1974 in Volume 1245 of Records, at page 337, as Document No. 948636. Said land being in the Village of Mt. Pleasant, County of Racine and State of Wisconsin.

Tax Key No: 151-03-22-24-004-000

Easements / Restrictions & Other Encumbrances

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.

Conditions, Covenants and Restrictions contained in Warranty Deed and other matters contained in the instrument recorded November 10, 1945 in Volume 433, Page 666, as Document No. 497596.

Resolution 3-98 Dissolving the Mount Pleasant Storm Drainage District and other matters contained in the instrument recorded April 27, 2009 as Document No. 2210698.

General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

Taxes for the Year 2018 in the amount of \$1,958.71, and all prior years are paid.

Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.

Footnotes



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This report is intended for the purposes of causing the Property to become a public right of way for road purposes. Consult the Company before using for any other purposes.

Copies of All Deeds, and Documents listed on report are attached.

NOTE: The legal description contained on the Personal Representative Deed recorded as Document No. 1543617 is missing the exception.

In accordance with applicant's request, we have made a search of the records in the various public offices of Racine County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, and Knight Barry Title Solutions Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



33

1079200

2018 Property Record | Racine County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 11/12/2019 12:23:25 PM

<p style="text-align: center;">Owner Address</p> <p>LUDEMAN, PATRICIA A 10487 HOTVEDT RD AMHERST JUNCTION, WI 54407</p>	<p style="text-align: center;">Owner</p> <p>PATRICIA A LUDEMAN KATHLEEN EASTMAN</p>																																													
<p style="text-align: center;">Property Information</p> <p><u>Parcel ID:</u> 151-032224004000</p> <p><u>Document #</u> 1543618</p> <p><u>Tax Districts:</u> UNIFIED SCHOOL DISTRICT</p>	<p style="text-align: center;">Property Description</p> <p><i>For a complete legal description, see recorded document.</i></p> <p>SLY 77 OF NLY 273 OF V416 P632 MEAS ALG HWY EXC R/W IN V1245P337 **TOTAL ACRES** 00.89</p> <p><u>Municipality:</u> 151-VILLAGE OF MT PLEASANT</p> <p><u>Property Address:</u> GREEN BAY S RD</p>																																													
<table style="width: 100%;"> <tr> <th style="text-align: left;">Tax Information</th> <th style="text-align: right;">Print Tax Bill</th> </tr> <tr> <td style="text-align: left;"><u>Installment</u></td> <td style="text-align: right;"><u>Amount</u></td> </tr> <tr> <td><u>First:</u></td> <td style="text-align: right;">989.71</td> </tr> <tr> <td><u>Second:</u></td> <td style="text-align: right;">969.00</td> </tr> <tr> <td><u>Third:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Tax Due:</u></td> <td style="text-align: right;">1,958.71</td> </tr> <tr> <td><u>Base Tax:</u></td> <td style="text-align: right;">1,939.71</td> </tr> <tr> <td><u>Special Assessment:</u></td> <td style="text-align: right;">19.00</td> </tr> <tr> <td><u>Lottery Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>First Dollar Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Amount Paid:</u></td> <td style="text-align: right;">1,958.71</td> </tr> <tr> <td colspan="2"><u>(View payment history info below)</u></td> </tr> <tr> <td><u>Current Balance Due:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Interest:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Due:</u></td> <td style="text-align: right;">0.00</td> </tr> </table>	Tax Information	Print Tax Bill	<u>Installment</u>	<u>Amount</u>	<u>First:</u>	989.71	<u>Second:</u>	969.00	<u>Third:</u>	0.00	<u>Total Tax Due:</u>	1,958.71	<u>Base Tax:</u>	1,939.71	<u>Special Assessment:</u>	19.00	<u>Lottery Credit:</u>	0.00	<u>First Dollar Credit:</u>	0.00	<u>Amount Paid:</u>	1,958.71	<u>(View payment history info below)</u>		<u>Current Balance Due:</u>	0.00	<u>Interest:</u>	0.00	<u>Total Due:</u>	0.00	<p style="text-align: center;">Land Valuation</p> <table style="width: 100%;"> <tr> <th><u>Code</u></th> <th><u>Acres</u></th> <th><u>Land</u></th> <th><u>Impr.</u></th> <th><u>Total</u></th> </tr> <tr> <td>2</td> <td>0.89</td> <td>\$96,900</td> <td>\$0</td> <td>\$96,900</td> </tr> <tr> <td></td> <td>0.89</td> <td>\$96,900</td> <td>\$0</td> <td>\$96,900</td> </tr> </table> <p><u>Assessment Ratio:</u> 0.9856968380</p> <p><u>Fair Market Value:</u> 98300.00</p>	<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>	2	0.89	\$96,900	\$0	\$96,900		0.89	\$96,900	\$0	\$96,900
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*No data found for Delinquent Tax Summary in 2018

33

Racine County

Owner (s):

**LUDEMAN, PATRICIA A
EASTMAN, KATHLEEN**

Location:

Section, Sect. 24, T3N, R22E

Mailing Address:

**PATRICIA A LUDEMAN
KATHLEEN EASTMAN
10487 HOTVEDT RD
AMHERST JUNCTION, WI 54407-0000**

School District:

4620 - UNIFIED SCHOOL DISTRICT

Request Mailing Address Change

Tax Parcel ID Number:

Tax District:

Status:

151-03-22-24-004-000 151-VILLAGE OF MT PLEASANT Active

Alternate Tax Parcel Number: Acres:

0.8900

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

SLY 77 OF NLY 273 OF V416 P632 MEAS ALG HWY EXC R/W IN V1245P337 **TOTAL ACRES 00.89**

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

GREEN BAY RD S RACINE, WI 53406

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2018	\$1,958.71	\$1,958.71	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$1,974.91	\$1,974.91	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$2,510.77	\$2,510.77	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$2,511.84	\$2,511.84	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$2,371.69	\$2,371.69	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$2,479.64	\$2,479.64	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$2,575.47	\$2,575.47	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$2,416.43	\$2,416.43	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$1,732.69	\$1,732.69	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$1,909.25	\$1,909.25	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$1,730.94	\$1,730.94	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

Interest and penalty on delinquent taxes are calculated to **November 30, 2019.**

DOCUMENT #
1543618

STATE BAR OF WISCONSIN FORM 5-1982
PERSONAL REPRESENTATIVE'S DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED.....

96 JUN 24 PM 3:55

MARK A. LADD
REGISTER OF DEEDS

* Missing
Exception

PATRICIA A. LUDEMAN
....., as Personal Representative of the estate of
IVAN WILLIAM FERGUS
..... ("Decedent"),
for a valuable consideration conveys, without warranty, to
PATRICIA A. LUDEMAN and KATHLEEN EASTMAN, each an
undivided 1/2 interest as tenants-in-common
....., Grantee,
the following described real estate in Racine County,
State of Wisconsin (hereinafter called the "Property"):

RETURN TO
BOX 360

Tax Parcel No: 51008 03-22-24-004-000

Part of the Northwest 1/4 of Section 24, Township 3 North, Range 22 East, described as follows, to-wit: Begin in the center of the United States Road (Green Bay Road), eighteen chains and four links due South from the North line and twenty-two chains East from the West line of said 1/4 Section; run thence South 12° 53' West along the center line of the United States Road (Green Bay Road), 196 feet to the point of beginning of this description; run thence South 77° 47' East 569.2 feet; thence South 18° 30' West 77.5 feet; thence North 77° 47' West, 561.7 feet to a point on the center line of the United States Road (Green Bay Road); thence North 12° 53' East along the center line of said road 77 feet to the point of beginning, said parcel of land containing one acre more or less. Said land being in the Town of Mt. Pleasant, County of Racine and State of Wisconsin.

VOL PAGE
2548 448

Tax Exempt 77.25 #11

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 17th day of May, 1996.

..... (SEAL)

Personal Representative

Patricia Ludeman (SEAL)

* PATRICIA A. LUDEMAN
Personal Representative

AUTHENTICATION

Signature(s) of PATRICIA A. LUDEMAN

authenticated this 17th day of May, 1996

* Robert J. Grady
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Atty. Robert J. Grady

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me this day of
....., 19..... the above named

to 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: 19.....)

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

DOCUMENT NO.

This Indenture, Made by Ivan Fergus a/k/a Ivan W. Fergus and Mary Fergus, his wife,
as joint tenants
 grantor S of Racine County, Wisconsin, hereby conveys and warrants
 to the State of Wisconsin, Department of Transportation, Division of Highways
 grantee S of ESSEX Wisconsin,
 for the sum of One Thousand Six Hundred Fifty-Five and 00/100 (\$1,655.00) --- Dollars

See attached Page 2 for Legal Description.

The consideration stated herein is payment in full for the property described herein and includes full compensation for items of damage set forth in sec. 32.01, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based.
 Compensation for additional items of damage listed in sec. 32.13, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claims as provided in sec. 32.20, Wisconsin Statutes.

IN WITNESS WHEREOF, the said grantor S has hereunto set their hands and seal S this 9th
 day of October, A.D., 1974

SIGNED AND SEALED IN PRESENCE OF

Scott L. WillmanScott L. WillmanIvan Fergus (SEAL)
Ivan FergusMary Fergus (SEAL)
Mary Fergus

(SEAL)

(SEAL)

STATE OF WISCONSIN
Racine County, SS

RECEIVED FOR RECORD

DAY OF _____
A D 19__ AT _____
O'CLOCK ____ M AND RECORDED IN VOL. _____
OF _____ PAGE _____

REGISTER OF DEEDS

COUNTY

This instrument was drafted by the State of Wisconsin
Department of Transportation, Division of Highways.Project L.D. 2390-J-21VOL 1245 PAGE 337Parcel No. 17Negotiated by Scott L. WillmanScott L. Willman
Scott L. Willman
Notary Public, Milwaukee County, Wisconsin
My Commission expires Nov. 13, A.D., 1977The foregoing instrument was acknowledged before me this 9thday of October, A.D., 1974by Ivan Fergus and Mary Fergus

948636

1245-337

Nov. 19, 1974

Fee Title in and to the following tract of land in Racine County, State of Wisconsin, described as:

That part of the northwest one-quarter of Section 24, Township 3 North, Range 22 East, described in Volume 433 on Page 668, Volume 590 on Page 437 and Volume 998 on Page 663 all of Racine County Records, lying westerly of a line which is 60.00 feet easterly of, as measured normal to, and parallel with the following described reference line of S.T.H. 31.

Said reference line begins at a point in the south line of said northwest one-quarter which is 938.63 feet South 89° 09' 45" East of the southwest corner of said northwest one-quarter; thence South 11° 49' 57" West 1096.40 feet to a point of curve; thence northeasterly along the arc of a 0° 21' curve to the right (whose radius is 16,370.22 feet and whose long chord bears North 15° 45' 36" East 2245.52 feet) 2244.27 feet; thence North 19° 41' 15" East 4.70 feet to a point of curve; thence northeasterly along the arc of a 2° 00' curve to the left (whose radius is 2864.79 feet and whose long chord bears North 15° 09' 25" East 452.59 feet) 453.07 feet to a point of tangency and the point of ending of this reference line.

This parcel contains 0.15 Acre, more or less, exclusive of lands previously conveyed or dedicated for highway purposes. Fee Exempt 77.25 #2

Also a Limited Highway Easement for the right to construct cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in Racine County, State of Wisconsin, described as: a strip of land 10.00 feet in width lying easterly of and adjacent to the above described parcel.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later, however, no later than December 31, 1976.

Said parcel of real estate and/or interests therein will be occupied by the State of Wisconsin or its agents on December 31, 1974. However, at the sole discretion of the State of Wisconsin, said parcel and/or interests therein may be reasonably occupied after the date of acquisition by utility companies for the purpose of adjusting their facilities to accommodate the proposed highway construction.

948636

Register's Office } ss
Racine County, Wis. }
Received for Record 19th day of
November, 1974 at 8:21
o'clock A.M. and recorded in Volume 1245
of Records on page 337-338

Stanley J. Bialecki
3008 Register of Deeds

VOL 433 668

This Indenture, Made this 2th day of November, A. D., 1945,
 between Ronald W. Sewell and Matha V. Sewell, his wife, of the Town of
Mt. Pleasant, County of Racine and State of Wisconsin, parties of the first part,
 and Ivan Fergus and Mary Fergus, his wife, as joint tenants and not as
tenants in common, of the City and County of Racine, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
One Dollar (\$1.00) and other good and valuable consideration

to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and
 acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by
 these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties
 of the second part, their heirs and assigns forever, the following described real estate, situated
 in the County of Racine and State of Wisconsin, to-wit:

All that certain piece or parcel of land situate in the Town of
 Mt. Pleasant, County of Racine and State of Wisconsin, known and
 described as all that part of the Northwest one-fourth (NW $\frac{1}{4}$) of
 Section Twenty-four (24), Township Three (3), North of Range Twenty-
 two (22) East, described as follows: Begin in the center of the
 United States Road (Green Bay Road), eighteen chains and four links
 due South from the North line and twenty-two chains East from the
 West line of said 1/4 Section; run thence South 12° 53' West along
 the center line of the United States Road (Green Bay Road), 273 feet
 to the point of beginning of this description; run thence South 77°
 47' East 561.7 feet; thence South 18° 30' West 78.4 feet; thence North
 77° 47' West 559.4 feet to the center line of the United States
 Road (Green Bay Road); thence North 20° 41' East along the center
 line of said road 60.2 feet; thence North 12° 53' East along the
 center line of said road 18.2 feet to the point of beginning,
 said parcel of land containing one acre more or less.

The above described premises shall be subject to the restriction that
 no building for dwelling purposes shall be erected thereon which shall cost
 less than \$5000.00.

Said premises shall only be used for residence purposes.



Together, with all and singular the hereditaments and appurtenances thereunto belonging or in any wise
 appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first
 part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their
 hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto
 the said parties of the second part, and to their heirs and assigns FOREVER.

497597

433-668

Nov. 10, 1945

And the said Ronald W. Sewell and Matha V. Sewell, his wife,

for themselves, their heirs, executors and administrators, do covenant, grant, bargain and
agree to and with the said parties of the second part, their heirs and assigns, that at the time
of the ensembling and delivery of these presents they are well seized of the premises above described, as of a good,
sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and
clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part,
their heirs and assigns, against all and every person or persons lawfully claiming the whole
or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hand s.
and seal s. this 9th day of November, A. D., 1945.

SIGNED AND SEALED IN PRESENCE OF

Guy A. Benson
Guy A. Benson
Ronald A. Butchart
Ronald A. Butchart
STATE OF WISCONSIN,
ss.
Racine County.

Ronald W. Sewell (SEAL)
Ronald W. Sewell
Matha V. Sewell (SEAL)
Matha V. Sewell (SEAL)

Personally came before me, this 9th day of November, A. D., 1945,
the above named Ronald W. Sewell and Matha V. Sewell, his wife,

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

Guy A. Benson
Guy A. Benson
Notary Public, Racine County, Wis.
My Commission expires Sept. 11 A. D., 1949.



No. 497597

Ronald W. Sewell and Matha

V. Sewell, his wife,

TO

Ivan Ferguson and Mary

Ferguson, his wife.

WARRANTY DEED

REGISTRAR'S OFFICE,
STATE OF WISCONSIN,
Racine County.

Received for Record this 10th day of

November, A. D., 1945

at 10:00 o'clock A.M., and recorded in

Vol 433 of Deeds on page 668-669

James L. Peterson
Registrar of Deeds

Deputy

This Indenture, Made this 18th day of April, A.D. 1956,

between David Fergus and Flora Fergus, his wife,

parties of the first part, and

Ivan Fergus and Mary Fergus, his wife, as joint tenants and not as tenants-

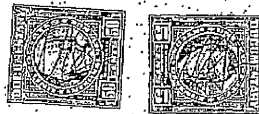
in common, parties of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of

One (\$1.00) Dollar and other good and valuable considerations

to them, in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed; and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Racine, and State of Wisconsin, to-wit:

All that certain piece or parcel of land situate in the Town of Mt. Pleasant, County of Racine and State of Wisconsin, known and described as all that part of the Northwest one-fourth (NW $\frac{1}{4}$) of Section Twenty-four (24), Township Three (3), North of Range Twenty-two (22) East, described as follows: Begin in the center of the United States Road (Green Bay Road), eighteen chains and four links due South from the North line and twenty-two chains East from the West line of said 1/4 Section; run thence South 12 degrees 53 minutes West along the center line of the United States Road (Green Bay Road), 196 feet to the point of beginning of this description; run thence South 77 degrees 47 minutes East 569.2 feet; thence South 18 degrees 30 minutes West 77.5 feet; thence North 77 degrees 47 minutes West 561.7 feet to a point on the center line of the United States Road (Green Bay Road); thence North 12 degrees 53 minutes East along the center line of said road 77 feet to the point of beginning, said parcel of land containing one acre more or less;



Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said David Fergus and Flora Fergus, his wife,

for themselves and their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the enrolling and delivery of these presents, they were well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals, this 18th day of April, A.D. 1956.

SIGNED AND SEALED IN PRESENCE OF

Walter S. Smolenski

Walter S. Smolenski

Walter S. Smolenski, Jr.

David Fergus (SEAL)

David Fergus

Flora Fergus (SEAL)

Flora Fergus

(SEAL)

(SEAL)

646267

590-437

Apr. 20, 1956

State of Wisconsin,

Racine County,

ss.

VOL. 590 PAGE 438

Personally came before me, this 18th day of April, A.D. 1956

the above named David Fergus and Flora Fergus, his wife,

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



Walter S. Smolenski

Notary Public, Racine County, Wis.
My commission expires June 29, A.D. 1958

No. 646257

David and Flora Fergus

TO

Van and Mary Fergus

Premises

Murray Reed

This instrument should be immediately placed
in record to avoid future trouble and litigation.

REGISTER'S OFFICE,

State of Wisconsin,

Racine County,

Received for Record this 20 day of

April, A.D. 1956

at 2:30 o'clock P.M. and recorded

in Vol. 590 of Deeds, on page 427-428

Walter S. Smolenski

Register of Deeds

Deputy

Walter S. Smolenski

150

WARRANTY DEED

THIS INDENTURE, Made this 25th day of September, A.D., 1968, by and between DONALD FERGUS, a Widower, by Joseph J. Muratore, his attorney in fact; ROBERT C. FERGUS and SALLY FERGUS, his wife, by Joseph J. Muratore, their attorney in fact; IVAN W. FERGUS and MARY FERGUS, his wife; BETTY F. DAVIES; and RUSSELL M. FERGUS and PHYLLIS FERGUS, his wife; parties of the first part, and IVAN W. FERGUS and MARY FERGUS, his wife, as joint tenants, parties of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration to them in hand paid by the said parties of the second part; the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed, and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Racine and State of Wisconsin, to-wit:

"That part of the Northwest 1/4 of Section 24, Township 3 North, Range 22 East, described as follows: Begin in the center of United States Road (Green Bay Road) 18 chains and 4 links due South from the North line and 22 chains East from the West line of said 1/4 Section; thence run South 12° 53' West along the center line of the United States Road (Green Bay Road), 291.2 feet; run thence South 20° 41' West along the center line of said road, 60.2 feet to the point of beginning of this description; run thence South 77° 47' East 559.4 feet; run thence South 18° 30' West 78.3 feet; thence North 77° 47' West 561.5 feet to the center line of United States Road (Green Bay Road); run thence North 20° 41' East along the center line of said road, 78.5 feet to the point of beginning. Said land being in the Town of Mount Pleasant, Racine County, Wisconsin."

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

(1)

998-663

845561

998-663

Oct. 17, 1968

998-664

AND THE SAID DONALD FERGUS, a Widower, by Joseph J. Muratore, his attorney in fact; ROBERT C. FERGUS and SALLY FERGUS, his wife, by Joseph J. Muratore, their attorney in fact; IVAN W. FERGUS and MARY FERGUS, his wife; BETTY F. DAVIES; and RUSSELL M. FERGUS and PHYLLIS FERGUS, his wife, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents they were well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except the ordinances of public authority restricting the use and occupancy that may be made of said real estate, and restrictions, if any, upon use and occupancy of said real estate of public record and easements, if any, of public record, and any item for which an action for the enforcement thereof would be barred by Section 330.15 Wisconsin Statutes; and that the above bargained premises in the quiet and peaceful possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 25th day of September, A.D., 1968.

Donald Fergus, a Widower,

BY Joseph J. Muratore
Joseph J. Muratore, his atty.
in fact.

Mary Fergus
Mary Fergus; Wife of Ivan W.
Fergus

Robert C. Fergus & Sally Fergus,
his wife,

BY Joseph J. Muratore
Joseph J. Muratore, their
atty. in fact.

Betty F. Davies
Betty F. Davies

Russell M. Fergus
Russell M. Fergus

Ivan W. Fergus
Ivan W. Fergus

Phyllis Fergus
Phyllis Fergus, Wife of
Russell M. Fergus

Above signed and sealed in the presence of:

Jerome F. Barina
Jerome F. Barina

Mary Ann Lojeski
Mary Ann Lojeski

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this 25th day of September, A.D., 1968, the above named, IVAN W. FERGUS and MARY FERGUS, his wife; BETTY E. DAVIES; RUSSELL M. FERGUS and PHYLLIS FERGUS, his wife, and JOSEPH J. MURATORE, as Attorney in Fact for DONALD FERGUS, a Widower and ROBERT C. FERGUS and SALLY FERGUS, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Jerome F. Barina
Jerome F. Barina
Notary Public, State of Wisconsin
My Commission is permanent.

This Instrument was Drafted by:

JOSEPH J. MURATORE, Atty.
523 Main Street
Racine, Wisconsin 53403

Page 3 of 3 Pages.

845581

Register's Office
Racine County, Wis. } SS.

Received for Record 17th day of
October A.D., 1968 at 8:44
o'clock A M. and recorded in Volume 998
of Block 101 on page 663-665

4.00

Stanley F. Bielicki
Notary at Deeds

VOL 998: 665

VOL 433 PAGE 666

This Indenture, Made this 9th day of November, A. D., 1945,
 between Ronald W. Sewell and Martha V. Sewell, his wife, of the Town of
Mt. Pleasant, County of Racine and State of Wisconsin, parties of the first part,
and David Fergus and Flora Fergus, his wife, as joint tenants and not as
tenants in common, of the City and County of Racine / parties of the second part,
 and State of Wisconsin,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
One Dollar (\$1.00)

and other good and valuable consideration
 to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and
 acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by
 these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties
 of the second part, their heirs and assigns forever, the following described real estate, situated

in the County of Racine and State of Wisconsin, to-wit:

All that certain piece or parcel of land situate in the Town of
 Mt. Pleasant, County of Racine and State of Wisconsin, known and de-
 scribed as all that part of the Northwest one-fourth (NW $\frac{1}{4}$) of Section
 Twenty-four (24), Township Three (3), North of Range Twenty-two (22)
 East, described as follows: Begin in the center of the United States
 Road (Green Bay Road), eighteen chains and four links due South from
 the North line and twenty-two chains East from the West line of said
 1/4 Section; run thence South 12° 53' West along the center line of
 the United States Road (Green Bay Road), 196 feet to the point of
 beginning of this description; run thence South 77° 47' East 569.2
 feet; thence South 18° 30' West 77.5 feet; thence North 77° 47' West
 561.7 feet to a point on the center line of the United States Road
 (Green Bay Road); thence North 12° 53' East along the center line of
 said road 77 feet to the point of beginning, said parcel of land
 containing one acre more or less.

The above described premises shall be subject to the restriction that
 no building for dwelling purposes shall be erected thereon which shall cost
 less than \$5000.00.

Said premises shall only be used for residences purposes.



Together, with all and singular the hereditaments and appurtenances thereunto belonging or in any wise
 appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first
 part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their
 hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto
 the said parties of the second part, and to their heirs and assigns FOREVER.

497596

433-666

Nov. 10, 1945

And the said Ronald W. Sewell and Matha V. Sewell, his wife,

for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensailing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 9th day of November, A. D., 1945.

SIGNED AND SEALED IN PRESENCE OF

Guy A. Benson
Guy A. Benson
Donald A. Dutchart
Donald A. Dutchart

STATE OF WISCONSIN,

Racine County, ss.

Ronald W. Sewell (SEAL)
Ronald W. Sewell (SEAL)
Matha V. Sewell (SEAL)
Matha V. Sewell (SEAL)

Personally came before me, this 9th day of November, A. D., 1945, the above named Ronald W. Sewell and Matha V. Sewell, his wife,

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



Guy A. Benson
Guy A. Benson
Notary Public, Racine County, Wis.

My Commission expires Sept. 11 A. D., 1949.

No. 497596

Ronald W. Sewell and Matha

V. Sewell, his wife,

TO

David Ferguson and Flora Ferguson,

his wife.

WARRANTY DEED

REGISTER'S OFFICE,
STATE OF WISCONSIN,

Racine County.

Received for Record this 10th day of

November, A. D., 1945,

at 10:20 o'clock A. M., and recorded in

Vol. 433 of Deeds on page 666-697

Frank A. Peterson
Register of Deeds

Deputy

Resolution 3-98 dissolving the
Mt. Pleasant Storm Drainage District

Document Title Above

DOC # 2210698

Recorded

Apr. 27, 2009 AT 11:27AM

James A. Ladwig

JAMES A LADWIG

RACINE COUNTY

REGISTER OF DEEDS

Fee Amount: \$103.00



1035

Return to Name and Address Below

Juliet Edmunds
Village of Mt. Pleasant

6126 Durand Av.

Racine, WI 53406

see attached parcel
listing

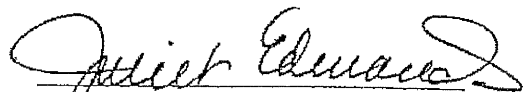
Parcel ID Number(s)

RESOLUTION NO. 3-98

CERTIFICATION

I hereby certify that the foregoing Resolution Establishing the Mount Pleasant Storm Water Utility District and Dissolving the Mount Pleasant Storm Drainage District is a true, correct and complete copy of the Resolution duly and regularly passed by the Town Board of the Town of Mount Pleasant, Racine County, Wisconsin on the 26th day of January, 1998.

Dated this 24th day of April, 2009.



Juliet Edmands, Village Clerk
Village of Mount Pleasant
Racine County, Wisconsin

RESOLUTION 3- 98

RESOLUTION ESTABLISHING THE MT. PLEASANT STORM WATER UTILITY DISTRICT AND DISSOLVING MT. PLEASANT STORM DRAINAGE DISTRICT NO. 1

The Board of Supervisors of the Town of Mt. Pleasant, Racine County, Wisconsin (the "Town Board") do hereby resolve as follows:

WHEREAS, the Town Board has determined that it is in the best interest of the Town of Mt. Pleasant (the "Town") to establish a utility district and dissolve the Mt. Pleasant Storm Water Drainage District No. 1, pursuant to the authority granted by Section 66.072 of the Wisconsin Statutes, and

WHEREAS, the Town Board adopted a preliminary resolution on December 2, 1997 which proposed the creation of a utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 (the "Preliminary Resolution"), and

WHEREAS, a notice of public hearing regarding matters contained in the Preliminary Resolution was posted in three public places in the Town and the proposed utility district on December 18, 1997, mailed to all of the property owners in the Town on December 20, 1997 and published as a Class 1 notice in the Racine Journal Times on January 2, 1998, and

WHEREAS, a public hearing was conducted on January 15, 1998 at the Mt. Pleasant Town Hall regarding matters contained in the preliminary resolution and all interested parties were given the opportunity to offer objections, criticisms, or suggestions regarding the Preliminary Resolution, and

NOW THEREFORE BE IT RESOLVED that pursuant to Sections 60.23 and 66.072 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District (the "Utility District") is hereby established in the area described at Exhibit A, and evidenced by the map at Exhibit B, both attached hereto and made a part hereof, and

BE IT FURTHER RESOLVED that pursuant to Section 66.072(5) of the Wisconsin Statutes, the Mt. Pleasant Storm Water Drainage District No. 1 is hereby dissolved, and

BE IT FURTHER RESOLVED that all assets, liabilities and functions of the Mt. Pleasant Storm Water Drainage District No. 1 are hereby transferred to and assumed by the Utility District, and

BE IT FURTHER RESOLVED that all management and administration of the Utility District shall be administered by the Town Board, or by any officers, boards or commissions of the Town of Mt. Pleasant as the Town Board so delegates, and

page 2

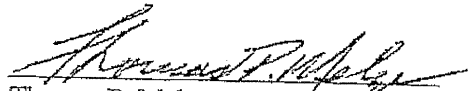
BE IT FURTHER RESOLVED that pursuant to Section 66.068 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District Commission is hereby created and shall be responsible for management and administration of the Utility District, subject to any approval, reporting or other requirements or restrictions imposed by the Town Board, and

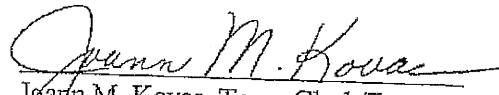
BE IT FURTHER RESOLVED that the Mt. Pleasant Storm Water Utility District Commission shall consist of three (3) Commissioners duly appointed by the Town Board. The initial Commissioners shall serve until their successors are appointed by the Town Board.

Dated this 26th day of January, 1998

Approved:

Attest:


Thomas P. Melzer, Town Chair


Joann M. Kovac, Town Clerk/Treasurer

**NOTICE
TO PROPERTY OWNERS OF THE TOWN OF MT. PLEASANT
WHOSE PROPERTY LIES WITHIN THE PROPOSED
TOWN UTILITY DISTRICT, AND ALL INTERESTED PERSONS**

PLEASE TAKE NOTICE:

A preliminary Resolution has been adopted on December 2, 1997 by the Board of Supervisors of the Town of Mt. Pleasant, proposing the creation of a utility district, pursuant to State Statute 66.072 of the Wisconsin Statutes, for the purpose of supplying storm water sewer service and other allowable utilities to the residents and commercial and business establishments of said proposed utility district. Such preliminary resolution also proposes the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 and assumption of all assets, liabilities, and functions of the Mt. Pleasant Storm Water Drainage District No. 1 by the proposed Utility District.

THE TOWN BOARD OF THE TOWN OF MT. PLEASANT WILL CONDUCT A PUBLIC HEARING ON SUCH PRELIMINARY RESOLUTION AT THE MT. PLEASANT TOWN HALL, 6126 DURAND AVENUE, RACINE, WISCONSIN 53406, ON THE 15TH DAY OF JANUARY, 1998 AT 7:30 PM.

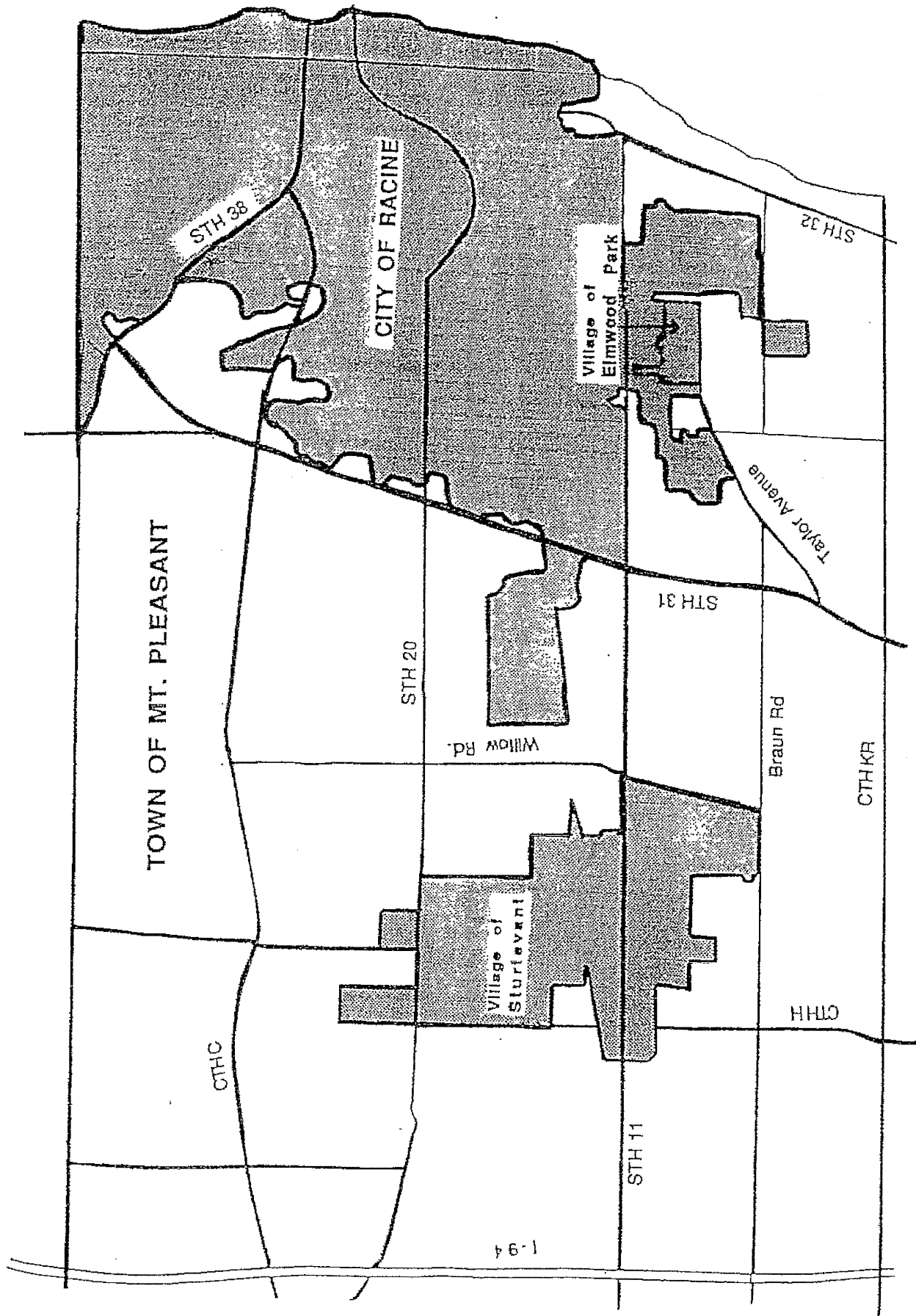
At such hearing all interested persons may be present and offer objections, criticisms or suggestions to the necessity of the proposed utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 as outlined, and to question whether their property will be benefited by the establishment of such a district. In addition, any person wishing to object to the organization of such utility district and the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 may, before the date set for the meeting, file his/her/its objections to the formation of such district with the Town Clerk, Joann M. Kovac, 6126 Durand Avenue, Racine, Wisconsin 53406.

The boundaries of the area to be included within the proposed utility district are as described below and made a part hereof; and a map showing the location thereof is set forth on the back of this notice and made a part hereof.

BY ORDER OF THE TOWN BOARD
Joann M. Kovac, Town Clerk

DESCRIPTION

Begin on the westerly shoreline of Lake Michigan at a point where the South line of section 32, Town 3 North, Range 23 East intersects said westerly shoreline; thence continue westerly along the South lines of Section 32 and 31, Town 3 North, Range 23 East and South lines of Sections 36, 35, 34, 33, 32, and 31, Town 3 North, Range 22 East to the West line of said Section 31 Town 3 North, Range 22 East; thence northerly along the West line of Section 31, 30, 19, 18, 7 and 6, Town 3 North, Range 22 East to the North line of said Section 6, Town 3 North, Range 22 East; thence easterly along the North lines of Sections 6, 5, 4, 3, 2 and 1, Town 3 North, Range 22 East and North line of Sections 6, 5, and 4, Town 3 North, Range 23 East to the westerly shoreline of Lake Michigan, thence south along said westerly shoreline to the point of beginning. Excluding all land within the corporate limits of the City of Racine and Villages of Elmwood Park and Sturtevant.



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5716 151032225025030	5717 151032225025040	5718 151032225026000	5719 151032225026010	5720 151032225027010