### State Bar of Wisconsin Form 3-2003 QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between the City of Madison, a Wisconsin municipal corporation

("Grantor," whether one or more), and <u>Mary N. O'Hare a/k/a Polly O'Hare Revocable Living Trust dated</u> November 28, 1990

("Grantee," whether one or more). Grantor quit claims to Grantee the following described property interest, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A for legal.

The use of the buildings described shall be restricted to a single-family residence with historic significance and its ownership shall be the same as Lessee of the underlying ground lease for the aforementioned lands.

This Quit Claim Deed affirms that certain Bill of Sale between the City of Madison and Mary North O'Hare dated January 30, 1981 and attached hereto as Exhibit B, and said improvements have been severed from the City of Madison's underlying fee ownership of the above-described lands.

This Quit Claim Deed is given subject to those exceptions set forth in Exhibit C.

Recording Area

Name and Return Address Daniel T. Hardy Axley Brynelson, LLP Post Office Box 1767 Madison, WI 53701

#### 251/0709-073-0001-9

Parcel Identification Number (PIN)

This is not	homestead property
(is) (is not)	

Dated		
CITY OF MADISON		
*	SEAL)	
(5	SEAL)	
*(S	SEAL)	(SEAL)
AUTHENTICATION	ACKNOWLEDGMENT	
Signature(s)		
authenticated on	) ss. COUNTY )	
*		,
TITLE: MEMBER STATE BAR OF WISCONSIN	the above-named	
(If not, authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the instrument and acknowledged the same.	e foregoing
THIS INSTRUMENT DRAFTED BY:	*	
Daniel T. Hardy, Axley Brynelson, LLP Madison, Wisconsin	Notary Public, State of Wisconsin My Commission (is permanent) (expires:	)
	nticated or acknowledged. Both are not necessary.)	

## **EXHIBIT A**

Subject to the conditions set forth below, any and all of the Grantor's interest in the cement stucco sided, wood-frame building (formerly the Mary North House) and the multi-stall garage located at 1 Thorstrand Road, Madison, Wisconsin, situated on Lot 4 of Certified Survey Map No. 3633 recorded in the Office of the Dane County Register of Deeds in Volume 15 of Certified Survey Maps, pages 1-3 as Document No. 1696542, formerly Lot 4 of Certified Survey Map No. 3631, recorded in Volume 15 of Certified Survey Maps, pages 1-3 as Document No. 1696542, formerly Lot 4 of Certified Survey Map No. 3631, recorded in Volume 15 of Certified Survey Maps, pages 1-3 as Document No. 1696280, Correction Affidavit recorded March 8, 1989 as Document No. 2130255, located in the City of Madison, Dane County, Wisconsin, Register of Deeds Office.

# EXHIBIT B BILL OF SALE SEE ATTACHMENT

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF MADISON, Wisconsin, a municipal corporation for and in consideration of the sum of \$28,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged does by these presents grant, sell, transfer and convey unto Mary North O'Hare

FORMER MARY NORTH HOUSE

Buyer, the cement stucco sided, wood-frame building [former Mary North House] and the multi-stall garage located at 1 Thorstrand Drive, Madison, Wisconsin situated on Lot 4 of Certified Survey Map No. <u>3631</u>, recorded in Volume <u>15</u> of Certified Surveys, Page <u>1,243</u> as Document No. <u>1696280</u> in the Dane County, Wisconsin, Register of Deeds Office.

THIS IS A SALE OF THE BUILDINGS ONLY AND DOES NOT INCLUDE THE LAND.

The use of these buildings shall be restricted to a single-family residence with historic significance and its ownership shall be the same as Lessee of a certain ground lease agreement covering Lot 4 of said Certified Survey Map.

To Have And To Hold the buildings herein conveyed, and the City of Madison hereby covenants with the Buyer that it is the lawful owner of said buildings, that they are free from all liens and that it has the right and authority to sell and convey the same. The City however, makes no warranty or guarantee whatsoever as to the condition of said buildings, they being purchased by the Buyer in their present condition subject to the former owners right to remove the following items:

Bookcases: All that are not built in flush with the wall All stair railings Wrought iron banister

Lights: Hall lantern Front door lantern

### Fireplace in study

The Buyer acknowledges and accepts the damages which may be caused to the building by the removal of the above items and agrees to repair the same. This sale is further subject to the terms and conditions contained in the following documents recorded in the Dane County Register of Deeds Office, Madison, Wisconsin.

Certified Survey Map <u>3631</u>, recorded in Volume <u>15</u>, Certified Survey Maps, Page <u>12</u>#3, Document No. <u>16916280</u>. Madison Landmarks Commission's Notice of Designation recorded in Volume 2557

Records, Page <u>65</u>, Document No. <u>1696 283</u>.

Ground Lease Agreement recorded as Document No. <u>1696380</u>. IN WITNESS WHEREOF, this instrument has been duly executed this <u> $30^{12}$ </u>

January, 1981. day of

STATE OF WISCONSIN) )SS COUNTY OF DANE )

Personally came before me this <u>31</u> day of <u>October</u>, 1980, the above named Joel Skornicka, Mayor and Eldon L. Hoel, City Clerk to me known to be the persons who executed the foregoing instrument and acknowledged the same.

RENE Notary Public, Dane County Wisconsin My Commission 12-4-83 A OTARY PUP

65.25.55.55.30

This instrument was drafted by James M. Voss, Assistant City Attorney

## EXHIBIT C

This Quit Claim Deed is given subject to the terms and conditions of that certain Ground Lease Agreement dated January 30, 1981 between the City of Madison and Mary North O'Hare, including the reversionary interest in Grantor which is retained by Grantor including:

- Terms and Provisions of a Ground Lease Agreement by and between the City of Madison as Lessor and Mary North O'Hare as Lessee dated January 30, 1981 recorded January 1, 1981 in Volume 2559 of Records, page 20 as Document No. 1696380.
- Rights of the City of Madison as to the improvements, as contained in the lease, including but not limited to the right of reversion to the City of Madison.
- Addendum to Ground Lease Agreement recorded August 12, 1988in Volume 11820 of Records, page 45 as Document No. 2098366.
- Assignment of Lessee's Interest in Ground Lease to Mary N. O'Hare a/k/a Polly O'Hare Revocable Living Trust dated November 28, 1990 recorded January 25, 2001 as Document No. 3283078.
- Second Addendum to Ground Lease Agreement recorded August 30, 2002 as Document No.3538830.
- Third Addendum to Ground Lease Agreement recorded June 7, 2010 as Document No. 4661067.