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Tx:8476556

WARRANTY DEED

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5012439**

08/01/2013 3:38 PM
Trans. Fee: 6450.00
Exempt #:
Rec. Fee: 30.00
Pages: 3

This Deed, made between
Sequin Properties, LLC, a Wisconsin limited liability company,
Grantor

and **Captains, LLC, a Wisconsin limited liability company,**
Grantee,

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in **Dane** County,
State of Wisconsin:

Legal Description attached as Exhibit 'A'


RETURN TO: *Captains, LLC*
4214 Yuma Dr.
MADISON, WI 53711

Tax Parcel No. **See attached on legal**

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **Sequin Properties, LLC** warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated: July 31, 2013.

Sequin Properties, LLC, a Wisconsin limited liability company


By: Christopher K. Quinn, Member

ACKNOWLEDGEMENT

State of **Wisconsin**

SS:

Dane County
Personally came before me this 31 day of July,
2013 the above named Christopher K. Quinn to me
known to be the person(s) who executed the
foregoing Instrument and acknowledge the same.


Diane Greene
Notary Public **Dane** County, **Wisconsin**

My Commission expiration date: 8-30-2015 *T-2,150,000 (6450.00)*

File No.: NCS-612712-MAD



THIS INSTRUMENT WAS DRAFTED BY
D. Greene/First American Title Ins Co as
directed by Christopher K. Quinn

(3)

Exhibit "A"

Legal Description

Real property in the City of Madison, County of Dane, State of Wisconsin, described as follows:

PARCEL A:

Parcel A-1:

The Southeast 1/2 of the Southwest 88 feet of Lot 11, Block 114, Madison, according to the recorded plat thereof, City of Madison, Dane County, Wisconsin.

Parcel A-2:

Right of Way over the Southeast 7.5 feet of the Northwest 1/2 of Lot 11, as created in Deed recorded as Document No. 499050.

Parcel A-3

The Northwest 1/2 of Lot Eleven (11), Block One Hundred Fourteen (114), Original Plat, City of Madison, Dane County, Wisconsin.

Property Address: 147 S. Butler Street
Tax Parcel No. 251/0709-133-2621-5

PARCEL B:

The Southeast 1/2 of Lot Twelve (12), Block One Hundred Fourteen (114), Original Plat, City of Madison, Dane County, Wisconsin.

Together with a right of way over the Southeast 6 1/2 feet of the Northwest 1/2 of said Lot Twelve (12), as set forth in Volume 225 of Deeds, Page 317, as Document No. 302797.

Property Address: 141 S. Butler Street
Tax Parcel No. 251/0709-133-2619-0

PARCEL C:

Part of Lot Ten (10), Block One Hundred Fourteen (114), in the City of Madison, more particularly described as follows: Beginning on the Northeast line of South Butler Street at the most Westerly corner of said Lot 10; thence Northeasterly 88 feet along the Northwest line of said Lot 10; thence Southeasterly 46 feet on a line which is parallel to and 88 feet Northeast of measured at right angles to the Northeast line of South Butler Street; thence Southwesterly 22 feet on a line which is parallel to and 46 feet Southeast of measured at right angles to the Northwest line of said Lot 10; thence Southwesterly to a point on the Northeast line of South Butler Street, said point being 41 1/2 feet Southeast of the most Westerly corner of said Lot 10; thence North-westerly along the Northeast line of South Butler Street, 41 1/2 feet to the point of beginning.

Property Address: 302-306 E. Wilson Street
Tax Parcel No. 251/0709-133-2622-3

Parcel D:

Part of Lots Ten (10) and Eleven (11), Block One Hundred Fourteen (114), in the City of Madison, Dane County, Wisconsin, described as follows: The Northeast 44.0 feet of the Northwest 46 feet of Lot 10 and the Northeast 44.0 feet of the Southeast 1/2 of Lot 11, said Block 114.

Together with a joint right of way with others 7.5 feet in width off the Southeast side of the Northwest 1/2 of said Lot 11.

Property Address: 310-312 E. Wilson Street
Tax Parcel No: 251/0709-133-2623-1

**RIGHT-OF-WAY GRANT
UNDERGROUND ELECTRIC**

The undersigned, herein called Grantor, in consideration of One Dollar (\$1.00) and other valuable considerations, paid to Grantor by MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation, Grantee, receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto said Grantee, its successors, and assigns, the perpetual right and easement to construct, maintain, and operate manholes, conduits, cables, pedestals, transformers, and other appurtenances necessary for the transmission and distribution of electrical current and communication signals upon, under, across, and through the following described land located in Dane County, Wisconsin:

Two strips of land, three (3) feet in width, located in part of Lots 11 and 12, Block 114, Original Town of Madison Plat, lying in part of the SW $\frac{1}{4}$ of Section 13, T7N-R9E, City of Madison, Dane County, Wisconsin, said strips being more particularly described as follows:

The northwesterly 3 feet of the southwesterly 20 feet of said Lot 11.

Also, the southeasterly 3 feet of the southwesterly 20 feet of said Lot 12.

TOGETHER with the right to enter upon said land for the above purposes, including repairing or removing the same, and the right to trim or remove such trees and brush as may now or hereafter interfere with or endanger said facilities. The Grantee shall not have the right to erect any fence or other structures unless otherwise specifically provided for herein. The Grantor shall have the right to use and enjoy the surface of the right-of-way conveyed hereby, but shall not interfere with the use of same by Grantee for purposes hereinabove granted. The Grantor shall not build, create, or construct any buildings or other structures, plant trees, inundate, or change the grade of said right-of-way, nor permit others to do so without the express written consent of the Grantee.

This Agreement is binding upon heirs, administrators, executors, and assigns of Grantor.

WITNESS, the hand and seal of the Grantor(s) this 7 day of January, 1993.

In the presence of:

_____	<u>Richard J. Callaway</u> (SEAL)
_____	<u>Marilyn P. Callaway</u> (SEAL)
_____	<u>Walter G. Meyer, Jr.</u> (SEAL)
_____	<u>Dolor M. Meyer</u> (SEAL)

STATE OF WISCONSIN) ss
COUNTY OF DANE)

ACKNOWLEDGMENT

Personally came before me this 7th day of January, 1993, the above-named Richard J. Callaway & Marilyn P. Callaway

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

This instrument drafted by
William T. Rieser

Allyn Jefferson (SEAL)
Notary Public
State of Wisconsin
My commission expires 11/14/93

RECORDING OFFICE
DANE COUNTY, WIS.
JANE LIGHT
REGISTER OF DEEDS
RECORDED ON

SEP 3 2 46 PM '93
V24362P 41
2512957

THIS SPACE RESERVED FOR RECORDING DATA

Return To:
Madison Gas and Electric Co.
P. O. Box 1231
Madison, WI 53701-1231

MGE Easement No. 11653

Consent

V24362P 42

In consideration of \$1.00 and other valuable consideration, the undersigned hereby adopts and joins in the execution of the above and foregoing Underground Electric Easement grant (and does hereby subordinate its mortgage thereto) and consents to the enjoyment by the Grantee therein of the rights by said grant. Dated this _____ day of _____, 19____.

Witnessed by:

(Corporate Seal)

By _____

President

Countersigned:

Secretary

(SEAL)

(SEAL)

(SEAL)

CORPORATE ACKNOWLEDGMENT

STATE OF WISCONSIN)ss
COUNTY OF _____)

Personally came before me, this _____ day of _____, 19 _____, the above-named _____, President and _____, Secretary of the above-named corporation, to me known (or satisfactorily proven) to be such persons and officers who executed the foregoing instrument and acknowledge that they executed the same as such officers, by its authority, for the purposes therein contained.

Notary Public
State of Wisconsin
My commission expires _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)ss
COUNTY OF DANE)

Personally came before me, this 12th day of January, 19 93, the above-named Walter G. Meyer, Jr. and Dolor M. Meyer

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

Michael A. Steele
Notary Public Michael A. Steele
State of Wisconsin
My commission expires Sept. 26, 1993