

WARRANTY DEED

(This transfer is for road purposes and is exempt from Real Estate Transfer Fee pursuant to Wisconsin Stats. Section 77.25(2r))

VH Birchwood South, LLC (the "Grantor"), does convey and warrant to the **City of Madison**, a Wisconsin municipal corporation (the "Grantee"), in consideration of the sum of One and 00/100 Dollar (\$1.00), the real estate legally described on the attached Exhibit A and depicted on the attached Exhibit B (the "Property").

This not homestead property.

Exceptions to warranties: Municipal and zoning ordinances and easements of record.

Grantors' conveyance of the Property is subject to the following restriction:

Grantor is responsible for the removal of any utilities and driveway improvements at the time of construction of public road improvements and public utilities on the Property.

[Signature page to follow]



2 4 3 6 5 2 9
T: 9036712

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5502800

07/09/2019 01:22 PM

Trans Fee:

Exempt #: 2R

Rec. Fee: 30.00

Pages: 4

Return to: City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel Nos.: 038-0708-283-8617-0
038/0708-294-9523-0

E/2R

④

Dated this 6 day of June, 2019.

VH Birchwood South, LLC

By: VH Holdings, LLC, Its Sole Member

By: [Signature]
(signature)

By: Christ Ehlers, Authorized Signatory
(print or type name and title)

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 6 day of June, 2019, the above named Christ Ehlers (name), Authorized Signatory (title) of VH Birchwood South, LLC, known to me to be the person who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument, by their authority.



Angie Christensen
Notary Public, State of Wisconsin
Angie Christensen
(Print or Type Name)
Commission expires: 5-1-20

Acceptance of this Warranty Deed is authorized by Resolution Enactment No. RES-18-00303, File ID No: 50229, adopted April 10, 2018.

Drafted by the City of Madison Office of Real Estate Services Real Estate Project No. 11701
Engineering Division Project No. 11932

EXHIBIT A
Legal Description of the Property

LEGAL DESCRIPTON - PARCEL 1

Tax Parcel No.: 038-0708-283-8617-0

A parcel of land, located in the NW1/4 of the SW1/4 of Section 28, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows:

Commencing at the West 1/4 corner of said Section 28; thence N89°56'47"E, 486.13 feet along the South line of Lot 10, Silicone Prairie Business Park to the Northwest corner of Lot 1, 1000 Oaks; thence S00°55'38"W, 492.53 feet along the West line of and to the Southwest corner of said Lot 1, also being the Northeast corner of Lot 1, Certified Survey Map No. 6411, said point also being on the North right-of-way line of Watts Road and the point of beginning; thence S89°51'24"W, 317.76 feet; thence Southeasterly along a curve to the left which has a radius of 490.00 feet and a chord which bears S73°32'39"E, 280.06 feet; thence N89°51'04"E, 47.88 feet; thence N00°55'38"E, 80.01 feet to the point of beginning. Containing 18,457 square feet (0.424 acres).

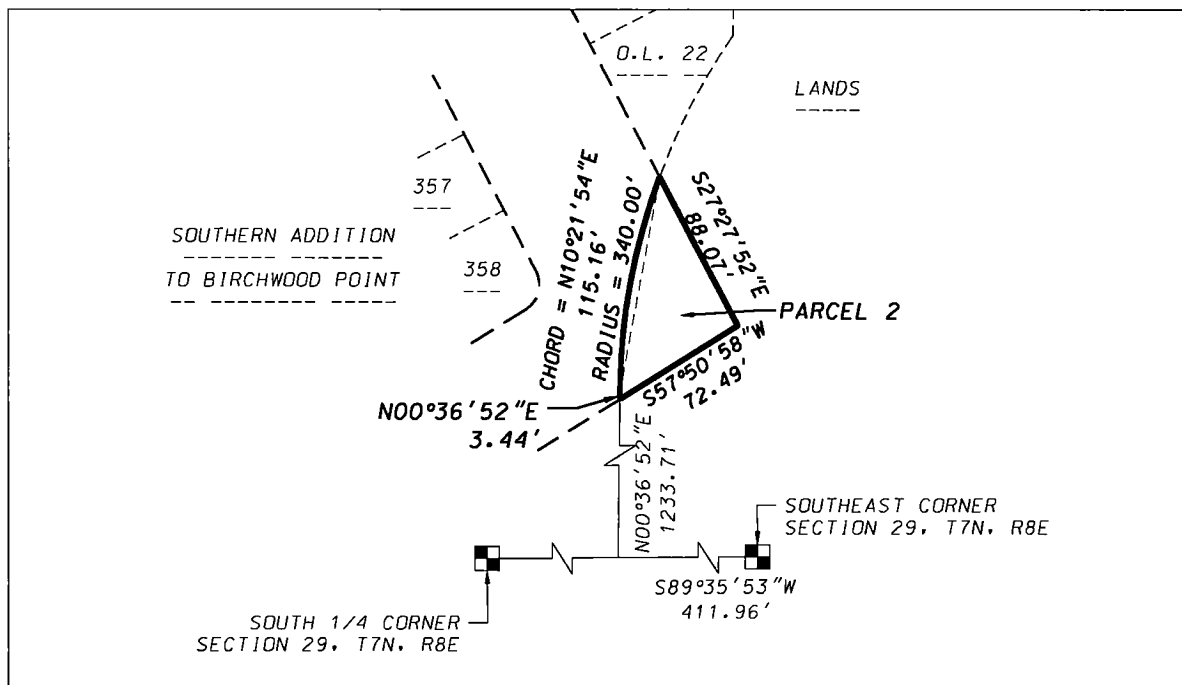
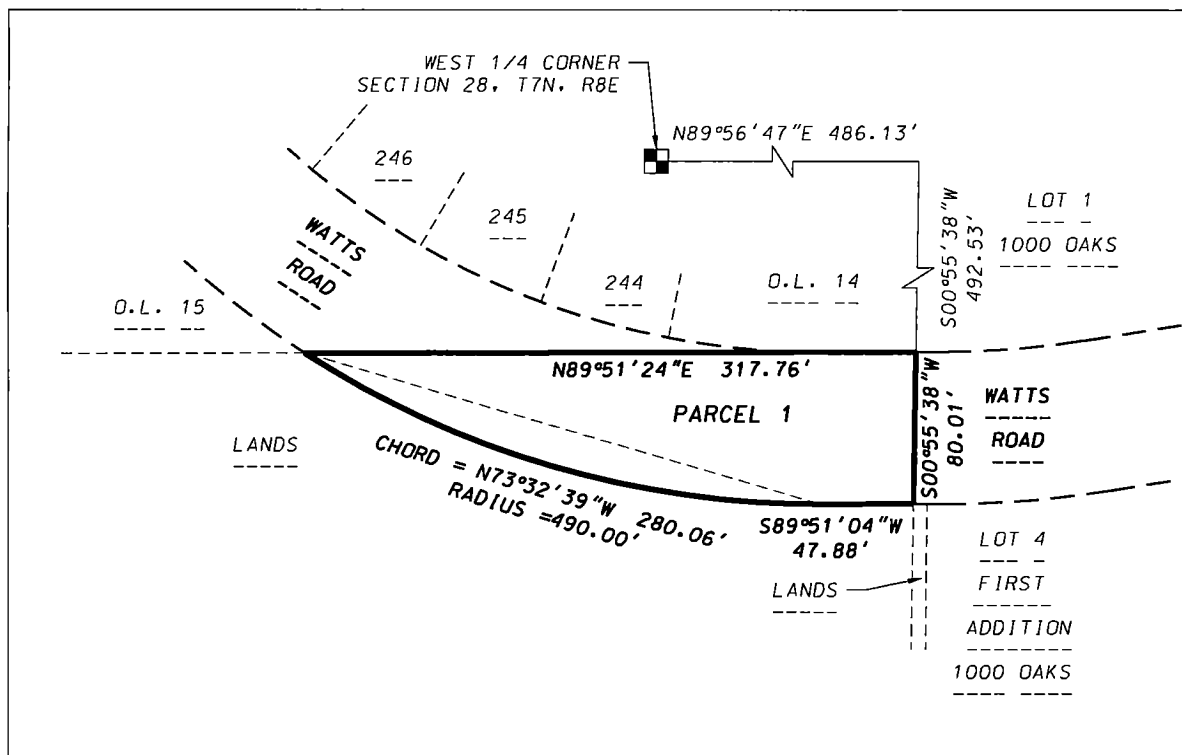
LEGAL DESCRIPTON - PARCEL 2

Tax Parcel No.: 038/0708-294-9523-0

A parcel of land located in the SE1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 29, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1233.71 feet along the West line of Lot 3, Certified Survey Map No. 6411 and the Northerly extension thereof to the point of beginning; thence continuing N00°36'52"E, 3.44 feet along said East line of said Certified Survey map No. 6411 to a point of curve; thence along said East line Northeasterly along a curve to the right which has a radius of 340.00 feet and a chord which bears N10°21'54"E, 115.16 feet; thence S27°27'52"E, 88.07 feet; thence S57°50'58"W, 72.49 feet to the point of beginning. Containing 3,593 square feet (0.083 acres).

EXHIBIT B



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE

0 100

Scale 1" = 100'

DATE: 03-26-19

F.N.: 17-07-116