

CONTRACT

Re: Commencing at the Section corner between Sections 23, 24, 25 and 26 in T3N, R2W in Grant County, Wisconsin, thence North 1960 feet more or less to the Southerly boundary of road known as the Potosi Highway, thence Easterly along the Southern Boundary of said highway a distance of 3 rods, thence South to a point on the Southerly boundary line of Section 24 which is 3 rods Easterly of the point of beginning, thence West 3 rods to place of beginning; reserving, however, to the grantors their heirs, executors, administrators and assigns the right to use a right-of-way over said property for the purpose of gaining access to all of the property conveyed by warranty deed recorded at Volume 286 of Records, Page 505, in the office of the Register of Deeds, Grant County, Wisconsin.

The West one-half (W.½) of the Northwest Quarter (N.W.¼) of Section 25, T3N, R2W of the 4th P.M., Grant County, Wisconsin, excepting therefrom the following described property:

That property lying West of the line commencing at the West quarter Corner of Section 25, T3N, R2W, of the 4th P.M., Grant County, Wisconsin, thence S. 89 degrees 53' W. 253.40 ft. along the Quarter Section line; thence N. 21 degrees 14' W. 464.86 ft.; thence N. 25 degrees 16' W. 468.58 ft.; thence S. 89 degrees 30' E. 317.62 ft.; thence N. 02 degrees 12' W. 201.00 ft.; thence N. 14 degrees 29' E. 130.40 ft.; thence N. 31 degrees 57' E. 359.15 ft.; thence N. 39 degrees 04' E. 160.65 feet to the point of beginning, thence S. 71 degrees 05' E. 652.00 ft. to the center of the Little Platte River; thence along the center of the Little Platte River the following six courses: S. 02 degrees 05' E. 710.17 ft.; thence S. 09 degrees 21' W. 219.52 ft.; thence S. 26 degrees 49' E. 100.00 ft.; thence South 48 degrees 03' E. 147.25 ft.; thence S. 37 degrees 02' E. 112.79 ft.; thence S. 12 degrees 30' E. 171.10 ft. to the South line of the Northwest Quarter (N.W.¼) of Section 25;

Excepting also that property lying west of the easterly edge of the 3 rod access road with centerline description (See Schedule A attached.)

Excepting also that property Commencing at a point 45 feet East of the N.W. corner of the N.W.¼ of the N.W.¼ of said Section 25, T3N, R2W, thence East 789 feet to the Platte River, thence South 51.33 feet, thence West 789 feet to a wooden stake, thence North to the place of beginning.

An access easement over that part of the 3 rod road with centerline description (See Schedule A attached.) which lies north of the property now owned by William Parrilli.

THIS INDENTURE, made by and between Dennis S. Cardin, hereinafter called Obligor, and William C. Parrilli and Carmella M. Parrilli

462755

-2-

as joint tenants, hereinafter called Obligees on this 18th day of October, 1977, Witnesseth:

WHEREAS Obligor is the Grantee of a deed and has equitable and legal ownership of the aforescribed parcels of land;

WHEREAS the Obligor assumed maintenance responsibility for the access road under the real estate transaction whereby he acquired the aforescribed parcel;

WHEREAS the Obligee is the owner of land hereinafter described:

Beginning at the West $\frac{1}{4}$ corner of Sec. 25, T3N, R2W of the 4th P.M., Grant County, Wisconsin; thence S. 89 degrees 53' W. 253.40 ft. along the Quarter Section line; thence N. 21 degrees 14' W. 464.86 ft.; thence N. 25 degrees 16' W. 468.58 ft.; thence S. 89 degrees 30' E. 317.62 ft.; thence N. 02 degrees 12' W. 201.00 ft.; thence N. 14 degrees 29' E. 103.40 ft.; thence N. 31 degrees 57' E. 395.15 ft.; thence N. 39 degrees 04' E. 160.65 ft.; thence S. 71 degrees 05' E. 652 ft. to the center of the Little Platte River; thence along the center of the Little Platte River the following six courses: S. 02 degrees 05' E. 710.17 ft.; thence S. 09 degrees 21' W. 219.52 ft.; thence S. 26 degrees 49' E. 100.00 ft.; thence S. 48 degrees 03' E. 147.25 ft.; thence S. 37 degrees 02' E. 112.79 ft.; thence S. 12 degrees 30' E. 171.10 ft. to the South line of the N.W. $\frac{1}{4}$ of Sec. 25; thence S. 89 degrees 53' W. 871.90 ft. along said Quarter Section line to the point of beginning, containing 34.83 acres, more or less.

Also, a right-of-way in common with first parties, their heirs, successors and assigns, to the extent of their interest therein, over and across the tract of land described in deed from Charles H. Roselip and wife to Theresa Savage, et al, dated July 21, 1926 and recorded in the Register of Deeds office for said County in "232-593", and in the Southerly extension thereof, in equal width, to the Northerly boundary line of the tract described and conveyed, same to be used by second parties, their heirs and assigns in connection with said property for purposes of access thereto.

NOW, THEREFORE, the said Obligor for a valuable consideration, received and hereby acknowledged, agrees and covenants to maintain the portion of the existing access road with description in Schedule "B" attached, over and across the aforesaid parcel of land, in a reasonably automobile passable condition as hereafter set forth.

The first \$100.00 of maintenance per year shall be the obligation of the Obligor, and any cost in excess of said \$100.00 up to an additional \$200.00 limit shall be shared equally by the Obligor and Obligee--i.e. if the maintenance for the year is \$150.00, \$100.00 to the Obligor and an additional \$25.00 to the

VOL 532 PAGE 641

Obligor, and \$25.00 to the Obligee. Snow removal shall be the obligation of anyone who desires to remove such snow and snow removal shall not be considered as part of the maintenance of the access road. The determination of whether the road is in a reasonably passable condition shall be based upon its present condition and usage.

Furthermore, the parties agree that said covenants shall run with the aforescribed parcels of land and be binding upon the heirs and assigns of the undersigned forever.

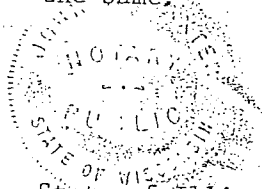
Dennis S. Cardin (SEAL)
Dennis S. Cardin

William C. Parrilli (SEAL)
William C. Parrilli

Carmella M. Parrilli (SEAL)
Carmella M. Parrilli

State of Wisconsin) ss
County of Grant)

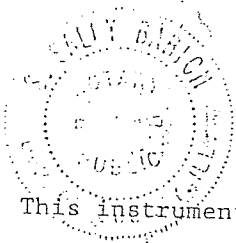
Personally came before me this 18th day of October, 1977, the above named Dennis S. Cardin, to me known to be one of the persons who executed the foregoing instrument and acknowledged the same.



John A. Baxter
Notary Public, Wisconsin John A. Baxter
My Commission is pursuant

State of Illinois) ss
County of Cook)

Personally came before me this 7th day of November, 1977, the above named William C. Parrilli and Carmella M. Parrilli, to me known to be two of the persons who executed the foregoing instrument and acknowledged the same.



Sally Babich
Notary Public, Illinois Sally Babich
My Commission expires 12/2/79

This instrument drafted by Ivars Kalnins, Lancaster, Wisconsin.

462755

SCHEDULE A

Commencing at the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, T. 3 N., R. 2 W., Grant County, Wisconsin; Thence S 89°-53'-00" W, 253.40 feet; Thence N 21°-14'-00" W, 464.86 feet; Thence N 25°-16'-00" W, 468.58 feet; Thence S 89°-30'-00" E, 301.10 feet to a point in the Centerline of an easement and the point of beginning;

- Centerline; Thence N 2°-12'-00" W, 202.64 feet to a point in said
 - Centerline; Thence N 14°-29'-00" E, 108.35 feet to a point in said
 - Centerline; Thence N 31°-57'-00" E, 362.71 feet to a point in said
 - Centerline; Thence N 39°-04'-00" E, 199.12 feet to a point in said
 - Centerline; Thence N 30°-25'-29" E, 50.01 feet to a point in said
 - Centerline; Thence N 19°-05'-06" E, 70.38 feet to a point in said
 - Centerline; Thence N 19°-54'-22" E, 56.57 feet to a point in said
 - Centerline; Thence N 39°-08'-31" E, 47.41 feet to a point in said
 - Centerline; Thence N 26°-56'-23" E, 38.41 feet to a point in said
 - Centerline; Thence N 1°-12'-03" E, 56.84 feet to a point in said
 - Centerline; Thence N 7°-21'-39" W, 92.54 feet to a point in said
 - Centerline; Thence N 5°-02'-29" W, 84.95 feet to a point in said
 - Centerline; Thence N 6°-09'-24" W, 201.69 feet to a point in said
 - Centerline; Thence N 9°-57'-39" W, 165.58 feet to a point in said
 - Centerline; Thence N 4°-59'-41" W, 109.76 feet to a point in said
 - Centerline; Thence N 1°-25'-22" E, 77.56 feet to a point in said
- Centerline that is 2,641.24 feet North and 54.97 feet East of said Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, and that is the end of said Centerline of an Easement;

VOL. 532 PAGE 643

462755

VOL 532 PAGE 644

SCHEDULE B

Commencing at the Section corner between Sections 23, 24, 25 and 26 in T 3 N, R 2 W in Grant County, Wisconsin, thence North 1960 feet more or less to the Southerly boundary of road known as the Potosi Highway, thence Easterly along the Southern boundary of said highway a distance of 3 rods, thence South to a point on the Southerly boundary line of Section 24 which is 3 rods Easterly of the point of beginning, thence West 3 rods to place of beginning.

GRANT COUNTY, WIS.
RECEIVED FOR RECORD

NOV 16 1977

at 9:30 A. M. and recorded in

Vol. 532 of Books, Page 644

Maries L. Stur Register

10/16/77