

413233

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEEDVOL. 644 PAGE 349 ✓This Deed, made between Orbin J. Hanson and Eunice Hanson,
husband and wifeGrantor, and Eric D. Yttri and Karri L. Yttri, husband and wife, as
survivorship marital property

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in Vernon County, State of
Wisconsin (the "Property") (if more space is needed, please attach addendum):

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION.

These lands are subject to an access covenant recorded in the office of
the Vernon County Register of Deeds on January 6, 2004, in Volume
641 of Records on page 399 as document no. 412483.Recorded Vernon County, WI
Register of Deeds Office
Betty J. Bolton-Register

FEB 18 2004

Time: 11:02 amFee: 13.00Volume: 644Page: 349

Recording Area

Name: COULEE COUNTRY TITLE INC

304 South Main Street

Viroqua, WI 54665

62-36-1064; 62-36-1070; 62-36-1071

Parcel Identification Number (PIN)

This is not homestead property.

(ix) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except
municipal and zoning ordinances, building and use restrictions; also easements, highway conveyances, covenants,
reservations and restrictions of record, if any.Dated this 13th day of February, 2004TRANSFER
\$ 213.90
FEEOrbin J. Hanson

* Orbin J. Hanson

Eunice Hanson

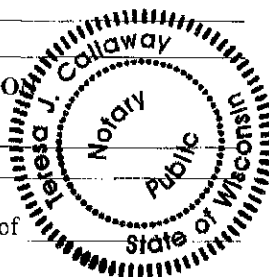
* Eunice Hanson

*

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____



*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____)

authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
ATTORNEY THOMAS R. FORTNEY

VIROQUA, WISCONSIN 54665

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

Vernon County)Personally came before me this 13th day of
February, 2004 the above named
Orbin J. Hanson and Eunice Hansonto me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.Teresa J. Callaway* Teresa J. Callaway
Notary Public, State of WISCONSIN

My Commission is permanent. (If not, state expiration date: _____)

11/112007)

* Names of persons signing in any capacity must be typed or printed below their signature.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 2000

INFO-PRO (800)655-2021 www.infoproforms.com

ADDENDUM

Re: Warranty Deed
Hanson to Yttri

Page 1 of 1

Legal Description:

Located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) and the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 4, Town 12 North, Range 4 West, Township of Viroqua, Vernon County, Wisconsin; bounded and described as follows: Commencing at the West One-Quarter corner of said Section 4; thence South 89 degrees 39 minutes 53 seconds East, 1306.51 feet, along the North line of the Southwest Quarter, to the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, and the point of beginning; thence North 01 degree 58 minutes 07 seconds West, 1305.20 feet, along the West line of said quarter-quarter, to the Northwest corner thereof; thence South 89 degrees 51 minutes 13 seconds East, 1308.26 feet, along the North line of said quarter-quarter, to the Northeast corner thereof; thence South 89 degrees 49 minutes 38 seconds East, 97.84 feet, along the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence South 15 degrees 57 minutes 08 seconds East, 1363.74 feet, to the South line of said quarter-quarter; thence North 89 degrees 37 minutes 45 seconds West, 429.59 feet, along said South line, to the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 89 degrees 39 minutes 53 seconds West, 700.00 feet, along the South line of said quarter-quarter; thence South 01 degree 46 minutes 29 seconds East, 463.61 feet, to the Northerly right of way of State Trunk Highway "56"; thence North 88 degrees 57 minutes 09 seconds West, 33.04 feet, along said right of way; thence North 01 degree 46 minutes 29 seconds West, 463.20 feet, to said South line; thence North 89 degrees 39 minutes 53 seconds West, 573.48 feet, along said South line, to the point of beginning.

412562

Document Number

EASEMENTVOL. 641 PAGE 612

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Orbin J. Hanson and Eunice Hanson, husband and wife**, hereinafter "Grantors", do hereby grant unto **Jerrold O. Matson and Hilda B. Matson, husband and wife**, hereinafter "Grantees", a perpetual nonexclusive easement for driveway purposes over, along and across the following described Parcel A and running from **State Highway 56** to land owned by Grantees hereinafter described as Parcel B.

Parcel A

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION.

Parcel B

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION.

Recorded Vernon County, WI
Register of Deeds Office
Betty J. Bolton-Register

JAN 9 2004

Time: 9:45 amFee: 13.00Volume: 641Page: 612

Recording Area

Name and Return Address

Attorney Thomas R. Fortney
P.O. Box 469
Viroqua, WI 54665

62-36-1071

Parcel Identification Number (PIN)

This easement shall run with the land and shall be binding upon, inure to the benefit of and be enforceable by the owners of Parcel A and Parcel B and their respective successors and assigns.

Dated this 7th day of **January**, 2004.

Orbin J. Hanson
Orbin J. Hanson

Eunice Hanson
Eunice Hanson

AUTHENTICATIONSignature(s) Orbin J. Hanson and Eunice Hanson

authenticated this 8th day of January, 2004.

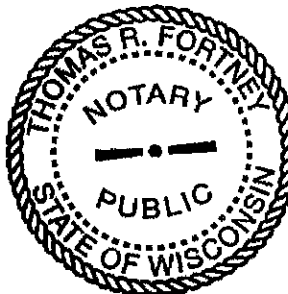
Thomas R. Fortney
signature
Thomas R. Fortney
type or print name

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

ATTORNEY THOMAS R. FORTNEY
VIROQUA, WISCONSIN 54665

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



ADDENDUM

Re: Easement
Hanson to Matson

Page 1 of 1

Legal Description:

- Parcel A: A parcel of land in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 4, Township 12 North, Range 4 West, Town of Viroqua, Vernon County, Wisconsin, described as follows: Commencing at the West One-Quarter corner of said Section 4; thence South 89 degrees 39 minutes 53 seconds East, 1,306.51 feet, along the North line of the Southwest Quarter, to the Northwest corner of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence South 01 degree 31 minutes 24 seconds East, 454.38 feet, along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, to the Northerly right of way of State Trunk Highway "56", and a point on a curve; thence Southeasterly, 52.81 feet, along said right of way and arc of said curve, said arc being concave to the Northeast, having a radius of 777.35 feet and chord bearing South 87 degrees 13 minutes 38 seconds East, 52.81 feet, to a point of tangency; thence South 88 degrees 57 minutes 09 seconds East, 523.09 feet, along said right of way, being the point of beginning; Thence North 01 degree 46 minutes 29 seconds West 150.00 feet; thence South 88 degrees 57 minutes 09 seconds East 33.04 feet to a point on the West line of a parcel of land described in Volume 226 of Records on page 810; thence South 01 degree 46 minutes 29 seconds East 150.00 feet to a point on the North right of way line of State Highway 56, being the Southwest corner of a parcel of land described in Volume 226 of Records on page 810; thence North 88 degrees 57 minutes 09 seconds West 33.04 feet, along said North right of way line to the point of beginning.
- Parcel B: Part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 4, Township 12 North, Range 4 West, Vernon County, Wisconsin, described as follows: Commencing at the intersection of U.S. Highway 56-82 and the East forty line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, thence running West along the North boundary of said highway 700.00 feet, thence North parallel with said East forty line to the North line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East 700.00 feet to the Northeast corner thereof, thence South to point of beginning.

521437

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

MARILYN HAUGE
REGISTER OF DEEDS
VERNON COUNTY, WI
521437
06/07/2021 12:18 PM
RECORDING FEE: 30.00
TRANSFER FEE: 420.00
PAGE COUNT: 2THIS DEED, made between Monte D. Sheldon and Jeffrey M. Sheldon("Grantor," whether one or more), and Jason Fortney

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Vernon County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Addendum.

** This document has been electronically recorded and returned to the submitter. **

Recording Area

Name and Return Address
Attorney Michael M. Fortney
P.O. Box 469
Viroqua, WI 54665

036-01071-0000

Parcel Identification Number (PIN)

This is not homestead property.
(~~is~~) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated June 4, 2021Monte D. Sheldon

(SEAL)

* Monte D. SheldonJeffrey M. Sheldon

(SEAL)

* Jeffrey M. Sheldon

(SEAL)

(SEAL)

*

*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

) ss.

authenticated on

VERNON

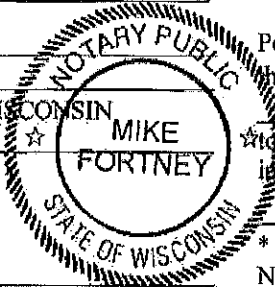
COUNTY)

*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,

authorized by Wis. Stat. § 706.06

Personally came before me on June 4, 2021the above-named Monte D. Sheldon and Jeffrey M. Sheldon

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

* Mike FortneyNotary Public, State of WisconsinMy commission (is permanent) (~~expires~~: XXXXXXXXXXXXXXXXXXXX)THIS INSTRUMENT DRAFTED BY:
ATTORNEY MICHAEL M. FORTNEY
P.O. Box 469, Viroqua, WI 54665

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

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ADDENDUM

**Re: Warranty Deed
 Sheldon to Fortney**

Page 1 of 1

Legal Description:

A part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 4, Town 12 North, Range 4 West, Town of Viroqua, Vernon County, Wisconsin, described as follows: Commencing at the West One-Quarter corner of said Section 4; thence South 89 degrees 39 minutes 53 seconds East, 1306.51 feet, along the North line of the Southwest Quarter, to the Northwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, and the point of beginning; thence South 01 degree 31 minutes 24 seconds East, 339.77 feet, along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 85 degrees 34 minutes 05 seconds East, 229.38 feet, recorded as East, 3.12 chains; thence South 48 degrees 52 minutes 11 seconds East, 159.26 feet, recorded as Northwesterly 2.76 chains, to the Northerly right of way of State Trunk Highway "56"; thence South 88 degrees 57 minutes 09 seconds East, 230.18 feet, along said right of way; thence North 01 degree 46 minutes 29 seconds West, 463.20 feet, to the North line of the Southwest Quarter; thence North 89 degrees 39 minutes 53 seconds West, 573.48 feet, along said North line, to the point of beginning.

Together with a perpetual, nonexclusive easement for driveway purposes conveyed in a Warranty Deed dated February 13, 2004 and recorded February 13, 2004 in Volume 664 on Page 97 is Document No. 413154.

413154

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

VOL. 644 PAGE 97

This Deed, made between Orbin J. Hanson and Eunice Hanson,
husband and wife

Grantor, and Monte D. Sheldon and Jeffrey M. Sheldon, as tenants in
common

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in Vernon County, State of
Wisconsin (the "Property") (if more space is needed, please attach addendum):

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION.

These lands are subject to an access covenant recorded in the Office of
the Register of Deeds in and for Vernon County, Wisconsin, on
January 6, 2004, as document no. 412483, Volume 641, page 399.

TRANSFER
\$ 56.10
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except
municipal and zoning ordinances, building and use restrictions; also easements, highway conveyances, covenants,
reservations and restrictions of record, if any.

Dated this 13th day of February, 2004

Orbin J. Hanson

* Orbin J. Hanson

Eunice Hanson

* Eunice Hanson

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN

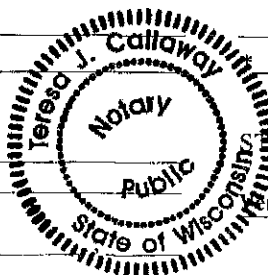
(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Thomas R. Fortney

Viroqua, WI 54665

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



ACKNOWLEDGMENT

STATE OF WISCONSIN

) ss.

Orbin J. Hanson _____ County)

Personally came before me this 13th day of
February, 2004 the above named
Orbin J. Hanson and Eunice Hanson

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

Teresa J. Callaway
* Teresa J. Callaway

Notary Public, State of WISCONSIN

My Commission is permanent. (If not, state expiration date:

11/11/072007)

Recorded Vernon County, WI
Register of Deeds Office
Betty J. Bolton-Register

FEB 13 2004

Time: 2:16 pmFee: 15.00Volume: 644Page: 97

Recording Area

Name and Return Address

Attorney Thomas R. Fortney

P.O. Box 469

Viroqua, WI 54665

VT 3907
Coulee County Title
304 S Main St
Viroqua

62-36-1071

Parcel Identification Number (PIN)

This is not homestead property.

(ix) (is not)

ADDENDUM

Re: Warranty Deed
Hanson to Sheldon

Page 1 of 2

Legal Description:

A part of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 4, Township 12 North, Range 4 West, Town of Viroqua, Vernon County, Wisconsin, described as follows: Commencing at the West One-Quarter corner of said Section 4, thence South 89 degrees 39 minutes 53 seconds East, 1,306.51 feet, along the North line of the Southwest Quarter, to the Northwest corner of said Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼), and the point of beginning; thence South 01 degree 31 minutes 24 seconds East 454.38 feet, along the West line of said NE ¼ SW ¼, to the Northerly right of way of State Trunk Highway "56", and a point on a curve; thence Southeasterly, 52.81 feet, along said right of way and arc of said curve, said arc being concave to the Northeast, having a radius of 777.35 feet and chord bearing South 87 degrees 13 minutes 38 seconds East, 52.81 feet, to a point of tangency; thence South 88 degrees 57 minutes 09 seconds East, 523.09 feet, along said right of way; thence North 01 degree 46 minutes 29 seconds West, 463.20 feet, to the North line of the Southwest Quarter; thence North 89 degrees 39 minutes 53 seconds West, 573.48 feet, along said North line, to the point of beginning.

Also conveyed herewith to Grantees is a perpetual, nonexclusive easement for driveway purposes over, along and across the following described parcel, to wit: A parcel of land in the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 4, Township 12 North, Range 4 West, Town of Viroqua, Vernon County, Wisconsin, described as follows: Commencing at the West One-Quarter corner of said Section 4; thence South 89 degrees 39 minutes 53 seconds East, 1,306.51 feet, along the North line of the Southwest Quarter, to the Northwest corner of said Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼); thence South 01 degree 31 minutes 24 seconds East 454.38 feet, along the West line of said NE ¼ SW ¼, to the Northerly right of way of State Trunk Highway "56", and a point on a curve; thence Southeasterly, 52.81 feet, along said right of way and arc of said curve, said arc being concave to the Northeast, having a radius of 777.35 feet and chord bearing South 87 degrees 13 minutes 38 seconds East, 52.81 feet, to a point of tangency; thence South 88 degrees 57 minutes 09 seconds East, 523.09 feet, along said right of way, being the point of beginning; Thence North 01 degree 46 minutes 29 seconds West 150.00 feet; thence South 88 degrees 57 minutes 09 seconds East 33.04 feet to a point on the West line of a parcel of land described in Volume 226 of Records on page 810; thence South 01 degree 46 minutes 29 seconds East 150.00 feet to a point on the North right of way line of State Highway 56, being the Southwest corner of a parcel of land described in Volume 226 of Records on page 810; thence North 88 degrees 57 minutes 09 seconds West 33.04 feet, along said North right of way line to the point of beginning.

By accepting delivery of this Warranty Deed, the Grantees shall be solely responsible for the cost of constructing, maintaining, graveling and repairing the driveway over said easement lands.

Page 2 of 2, Addendum, Re: Warranty Deed, Hanson to Sheldon

This easement shall run with the land and shall be binding upon, inure to the benefit of and be enforceable by the parties hereto, their respective successors and assigns, as well as Jerrold O. Matson and Hilda B. Matson, their successors and assigns, who also have easement rights in said lands.

412483

Document Number

ACCESS COVENANT and SPECIAL RESTRICTIONS

Wisconsin Department of Transportation
Section Trans 233.04(2), Wis. Admin. Code
ED1008 697

In order to further the orderly layout and use of land; to lessen congestion in the streets and highways; to provide for proper ingress and egress; and for the purpose of providing for the safety of travel upon and entrance into and departure from the state trunk highway designated as STH 56 all in accordance with the provisions of Chapter 236, Wisconsin Statutes, and the rules and regulations governing Division of Land Abutting State Trunk Highways and Connecting Highways, Chapter Trans 233.04 Wisconsin Administrative Code, the undersigned owners of the lands described as:

Those lands of the owner in the NE¼ of the SW¼ and the NW¼ of the SE¼, Section 4, T12N, R4W, Town of Viroqua, Vernon County. Reference Document #251313, Volume 196, Page 304.

- (1) **No owner**, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of STH 56; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided s. 236.293, Stats., and shall be enforceable by the Department or assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
- (2) **A highway setback area** exists for this parcel. This setback is described as an area between the existing highway right of way line and a line 50 feet parallel to the existing right of way line. No new, permanent improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information.
- (3) **A special exception** has been hereby granted by the Department for one proposed access point. This access point is to be located on the north side of STH 56 approximately 550 feet east of the STH 56/Lewis Road intersection. This access point is to be shared and used jointly by the lands as described in Document #251313 and Document #267823 of Vernon County Records. This access point will also be shared and used jointly by two proposed parcels as submitted to the Department in December 2003. The Department may also permit one additional access point in the NW¼ of the SE¼, Section 4, T12N, R4W, subject to the provisions of s. 86.07 of the Wisconsin State Statutes and Department guidelines for highway safety. Any modifications to this special exception must be reviewed and approved by the Department.
- (4) It is expressly agreed by the undersigned owners that these covenants shall run with the land and shall forever bind themselves, their heirs, administrators, executors, and assigns until said covenant or any part thereof are released in writing by the Department of Transportation or successors or assigns.
- (5) **IN WITNESS THEREOF** the undersigned owners of the premises above-described have caused these covenants to be reduced to writing and signed by them.

This document is hereby authorized by the Department of Transportation

Michael Lenz (DOT Representative)

State of Wisconsin

La Crosse County

On the above date, this instrument was acknowledged before me by the above-named person(s) or officers

Marsha A. Erickson
(Signature, Notary Public, State of Wisconsin)

MARSHA A. ERICKSON
(Print or Type name, Notary public, State of Wisconsin)

APRIL 9, 2006
(Date commission expires)

Notary Public
State of Wisconsin

VOL 641 PAGE 399

Recorded Vernon County, WI
Register of Deeds Office
Betty J. Bolton-Register

JAN 6 2004

Time: 2:35pm

Fee: 11.00 due

Volume: 641

Page: 399

Return to:

Wisconsin Dept. of Transportation
DTD, District 5
3550 Mormon Coulee Rd
La Crosse, WI 54601
Attn: Michael Lenz

Parcel Identification Number/ Tax Key

Parcel #62-36-1071, 62-36-1098

Orbin Hanson
(Signature, Owner)

Eunice Hanson
(Signature, Owner)

January 6, 2004
(Date)

State of Wisconsin

Vernon County

On the above date, this instrument was acknowledged before me by the above-named person(s) or officers

Betty J. Bolton
(Signature, Notary Public, State of Wisconsin)

Betty J. Bolton
(Print or Type name, Notary public, State of Wisconsin)

November 21, 2004
(Date commission expires)