

HEMLOCK & HEMLOCK

Abstracts of Title

805 Grand Ave., Cor. South Street
WAUKESHA, WISCONSIN

Telephone 342-J

-1-

Abstract of Title

TO

The following described land situated in Waukesha County, Wisconsin:

All that piece or parcel of land lying and being in the Village of Eagle, commencing at the eighth stake on the West quarter line of Section twenty-two (22), Town Five (5), North of Range No. Seventeen (17), East; thence west on said quarter line two chains and thirty-eight and one-half ($38\frac{1}{2}$) links; thence North six chains and twenty-nine links; thence East two chains and thirty-eight and one-half links to the eighth line; thence south on the eighth line to the place of beginning, containing one and one-half acres of land more or less.

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From the transcript of records in the General Land Office at Washington, D.C. it appears that John P. Hayes, has made full payment for the West half of the North West Quarter of Section No. 22, Township No. Five, North of Range No. 17, East, in the District of Lands subject to sale at Milwaukee, Wisconsin Territory, containing eighty acres, according to the official plat of the survey of said lands, returned to the General Land Office by the Surveyor General which said tract has been purchased from the Government by John P. Hayes, October 15, 1839, taking receivers certificate #5915.

Tract Book, page 275.

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John P. Hayes of
Duchess County, New York.

to

David Benedict

Bond Consideration \$200.00
Conveys: West $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of
Section 22-5-17 containing
eighty acres, Milwaukee
County, Wisconsin Territory.
\$10.00 paid at ensealing.
Dated October 15, 1839.
Rec. August 26, 1843, at 5 P.M.
Vol. B, page 152.

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David Benedict

to

Joshua Roberts

Assignment of Bond and authorizing
and empowering John P. Hayes
to execute and deliver to said
Joshua Roberts, a deed of the
same as specified in the withing
agreement.
Dated August 17, 1843.
Ackd. August 17, 1843.
Rec. August 26, 1843, at 5 P.M.
Vol. B, page 154.

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John P. Hayes of
Duchess County, New York

to

Joshua Roberts

W.D. Consideration \$200.00
Conveys: West $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of Section
22-5-17 East, containing 80 acres.
Dated December 11, 1843.
Ackd. December 11, 1843.
Rec. April 1, 1845, at 9 A.M.
Vol. E, page 280.

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Joshua Roberts and
wife Priscilla H. Roberts

to

Edward and Henry Skelton

W.D. Consideration \$650.00
Conveys: West $\frac{1}{2}$ of NW. $\frac{1}{4}$ of
section 22-5-17 East, containing
eighty acres.
Dated October 7, 1845.
Ackd October 7, 1845.
Rec. July 30, 1849, at 5 P.M.
Vol. 4, page 462.

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Edward Skelton (does
not say married or single)

to

Henry Skelton, and wife
(no name)

W.D. Consideration \$100.00
Undivided $\frac{1}{2}$ of the SOUTH $\frac{1}{2}$ of
West $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of Section 22-
5-17, being my undivided one-half
of 40 acres.
Dated October 7, 1845.
Ackd. October 13, 1845.
Rec. June 12, 1848, at 10:45 A.M.
Vol. 3, page 61.

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Henry Skelton

to

Samos Parsons

Old note

Mortgage Consideration \$250.00
Conveys: S.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of
Section 22-5-17, and other lands.
Dated October 13, 1845.
Ackd. Jan. 2, 1846.
Rec. July 6, 1846, at 4:30 P.M.
Vol. C, page 447.
Open of Record.

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Henry Skelton and wife
her
Barbe X Skelton
mark

to

Frederick Wilford

W.D. Consideration \$800.00
Conveys: S $\frac{1}{2}$ of W $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of
Section 22-5-17 containing 40 acres,
and other lands.
Free from incumbrances.
Dated November 1, 1849.
Ackd. November 1, 1849.
Rec. November 2, 1849, at 3 P.M.
Vol. 5, page 67.

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his
Frederick X Wilford and
mark
wife Anna Wilford
to
Michael Miller

W.D. Consideration \$1452.00
Conveys: S.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of
Section 22-5-17, containing
40 acres, more or less, and other
lands.
Dated April 17, 1854.
Ackd. April 17, 1854.
Rec. May 1, 1854, at 9 A.M.
Vol. 14, page 259.

Last Will and Testament of Michael Miller, by the testimony of George Underhill, one of the subscribing witnesses, to the last will and testatment of deceased.

Know Ye all Men by these Presents that :

I, Michael Miller of the Town of Eagle, in the County of Waukesha and State of Wisconsin, Farmer: being of sound disposing mind, and memory, do make and publish this my last will and Testament.

First: I give and bequeath to my son Ezra Miller, One Hundred Dollars.

Second: I give and bequeath to my daughter Lucinda Anna or to her heirs, fifty dollars, and to my daughter Caroline Cheney or to her heirs fifty dollars.

Third: I give and bequeath to my beloved wife, Piania Luretha Miller and my daughter Susannah Miller, jointly all of the remainder of my estate, Personal and real to their own use and benefit.

Fifthly: I ordain and appoint my beloved wife Piania Luretha Millard and my daughter Susannah Miller as executress of this my last will and testament.

In Testimony whereof I have hereunto set my hand and seal and publish and declare this to be my last will and testament in the presence of the witnesses named below this 22nd day of August, A.D. 1855.

Witness to his mark)
G. Underhill)

his
Michael X Miller
mark

Signed, sealed, published and declared by the said Michael Miller as and for his last will and testament in presence of us who in his presence and in the presence of each other and at his request have hereunto subscribed our names as witnesses.

Wilhelmina Kroll (Signs in German)

Volney Underhill

Hannah Underhill

George Underhill.

Sept. 1, Affidavit of Piania L. Miller and Susannah Miller,
1 8 5 6. that there are no outstanding debts against said estate.

Petition of executors filed, represents that they have paid all debts and demands against said estate, and have fully administered the estate of said deceased, as directed by his said will.

Nov. 3, Petition set for hearing on the 6th day of October, 1856.
1 8 5 6. Notification to parties interested in estate,

Order entered allowing final account, and Final Account filed.

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Certified copy of last will and probate, in the matter of Michael Miller, deceased, filed in the Register of Deeds' Office.

Dated July 7, 1856.

Rec. January 4, 1858, at 5 P.M.

Vol. 21, page 469.

to the time fixed for said meeting. Claims to the amount of \$150.00 allowed.

Proof of publication of notice of meeting commencing January 9, 1858, attached to the report of commissioners.

- July 6,
1 8 5 8. Petition of Ezra Miller, administrator of the Estate of the said Piania L. Miller, represents that the total amount of the personal estate that has come to his hands, belonging to the estate of said deceased, is the sum of Ninety-two dollars, and that the said amount with the exception of twelve dollars has been disposed of in paying a portion of the debts and the expenses of administration. And that the debts outstanding against the estate of said deceased amount to the sum of Two Hundred Thirty dollars, and that the said deceased died seized of the following described real estate, to-wit: The undivided half of the South West Quarter of the North west Quarter of Section 22, and twenty-four acres off from the North part of the South east quarter of the North East Quarter of Section No. 21, in Township No. 5, North of Range No. 17 East, containing 74 acres. That it is necessary to sell all of the real estate of the said deceased in order to pay the said debts, Petitioner prays that a license be granted unto him to sell the whole of the said real estate in this petition described.
- Sept. 6,
1 8 5 8. Official bond and oath on the sale of the real estate, filed.
Notice of hearing of petition on the sale of real estate published, commencing July 15, 1858.
Order entered granting license to sell real estate.
- Oct. 11,
1 8 5 8. Report of Sale of Real Estate, filed, and proof of
Publication of Notice of Sale of Real estate, attached thereto.
Confirmation of Sale of Real Estate, filed.
Petition of administrator filed, represents that he has settled the estate of said deceased, and paid all claims and demands, against the said estate, and that he is now ready to render a final account of settlement of estate. Petitioner prays that the said account may be examined and allowed as provided by law.
Notice of hearing of Final Account, published, commencing October 12, 1858.
Order entered allowing final Account, and Final Account, filed.

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John J. Miller and
wife Betsy Ann Miller

to

Joseph Wright

W.D. Consideration \$100.00
Conveys: 1/8th part of 1/2
of S.W. 1/4 of N.W. 1/4 of Section
22-5-17, and other lands.
Dated November 24, 1857.
Ackd. November 24, 1857.
Rec. December 11, 1857, at 11:45 A.M.
Vol. 21, page 394.

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Ezra Miller, Administrator
of the Estate of
Piana L. Miller, deceased

to

William LeFever

Administrator's Deed
Consideration \$500.00
Conveys: Undivided one-half
of S.W. 1/4 of N.W. 1/4 of Section
22-5-17, and other lands.
Dated October 11, 1858.
Ackd. October 11, 1858.
Rec. November 5, 1858, at 10 A.M.
Vol. 23, page 178.

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Susannah Miller

to

William LeFevre

W.D. Consideration \$600.00
Conveys: Equal undivided 1/2 of
S.W. 1/4 of N.W. 1/4 of Section 22-5-17
and other lands.
Dated November 4, 1858.
Ackd. November 4, 1858.
Rec. November 5, 1858, at 10 A.M.
Vol. 22, page 431.

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William LeFevre

to

Susannah Miller

Mortgage Consideration \$600.00
Conveys: S.W. 1/4 of N.W. 1/4 of Section
22-5-17, and other lands.
Dated November 4, 1858.
Ackd. November 4, 1858.
Rec. November 5, 1858, at 10 A.M.
Vol. 18, page 341.

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Vol. 18, Mortgages
page 341.

Susannah Miller
to
Robert Wilkinson

Assignment of Mortgage
recorded in Vol. 18, page 341.
Dated March 31, 1860.
Ackd. March 31, 1860.
Rec. April 9, 1860, at 10 A.M.
Vol. 21, page 137.

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his
RobertXWilkinson
mark
to
William LeFever

Release of Mortgage recorded
in Volume 18, page 341.
Dated December 10, 1862.
Ackd. December 10, 1862.
Rec. December 23, 1862, at 11 A.M.
Vol. 22, page 188.

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William Le Fever (signs
Wm. Le Fevr)(does not
say married or single)
to
William J. Kline

W.D.Consideration \$500.00
Conveys: All that certain piece
or parcel of land lying and
being in the Town of Eagle, County
of Waukesha, Wisconsin, known
and described as follows: Commenc-
ing at the 1/8 stake North of
the NW. 1/4 of Section 22-5-17; thence
South on 1/8 line 29 chains
10 links (29.10); thence West
5 chains 15 1/4 links (5.15 1/4)
thence North and parallel to
the 1/8 line 29 chains 15 1/4 links (29.15 1/4) to section line
thence East 5 chains 15 1/4 links (5.15 1/4) to the place of
beginning, containing 15 acres.
Dated January 17, 1859.
Ackd. January 17, 1859.
Rec. January 18, 1859, at 8 A.M.
Vol. 23, page 272.

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William LeFever
to
George C. Medway

W.D.Consideration \$2450.00
Conveys: All that piece or parcel
of land in Section 22-5-17,
commencing at the West 1/4 stake
of said Section 22; thence running
North 20 chains to stake; thence
running East 10 chains 35 links;
thence South 13 chains 71 links
thence East 9 chains 50 links to the 1/8 line; thence South on
the 1/8 line to the eighth stake on the West 1/4 line; thence
West on said 1/4 line to the place of beginning, containing
27 acres of land more or less.
Dated May 25, 1870.
Ackd. May 25, 1870.
Rec. May 26, 1870, at 10 A.M.
Vol. 42, page 419.

Stamps \$2.50

George C. Meadway (signs
G.C. Meadbury) and
Alvira A. Meadway (signs
Meadbury)

to

Keziah E. Salisbury

and 38 $\frac{1}{2}$ links; thence North 6 chains and 29 links; thence East 2 chains and 38 $\frac{1}{2}$ links to the eighth line; thence South on the eighth line to place of beginning, containing one and one half acre of land more or less.

W.D. Consideration \$160.00
Conveys: All that certain piece or parcel of land lying and being in the town of Eagle, Waukesha County, Wisconsin, described as follows, Commencing at the eighth stake on the west quarter line of Section 22-5-17, east; thence West on said quarter line 2 chains
Dated August 14, 1872.
Ackd. August 14, 1872.
Rec. March 15, 1873, at 10:15 A.M.
Vol. 46, page 64.
50¢ Stamps, attached and canceled.

Keziah E. Salisbury
(widow)

to Doc. #59092

Miss Lilo O. Draper

W.D. Consideration \$1.00
Conveys: Same as entry No. 23, above.
Dated April 29, 1906.
Ackd. April 28, 1906.
Rec. May 26, 1906, at 8:55 A.M.
Vol. 112, page 400.

Lila Draper Burton, formerly
Lilo O. Draper

to Doc. #93467

Bernard P. O'Neill and
Alma Dorothy O'Neill, his wife

chains and 29 links; thence East 2 chains and 38 $\frac{1}{2}$ links to the eighth line; thence south on the eighth line to place of beginning containing one and one-half acres of land more or less.

This is intended to convey the property deeded by Keziah E. Salisbury to Lilo O. Draper as recorded in Volume 112, page 400, Waukesha County Records.

Free and clear from all incumbrances.

W.D. Consideration \$1.00 and other good and valuable consideration
Conveys: All that piece or parcel of land lying and being in the Village of Eagle, commencing at the eighth stake on the West $\frac{1}{4}$ line of Section 22-5-17 East; thence west on said quarter line 2 chains and 38 $\frac{1}{2}$ links; thence North 6
Dated May 5, 1916.
Ackd. May 5, 1916.
Rec. May 24, 1916, at 2:30 P.M.
Vol. 148, page 317.

Bernard P. O'Neill and
wife Dorothy O'Neill

to Doc. #95982

Bank of Eagle, a corporation
of Wisconsin

links to the eighth line; thence south on the eighth line to
the place of beginning, containing one and one-half acres of
land more or less.

Mortgage Consideration \$1300.00
Conveys: All that piece or parcel
of land lying and being in the
Village of Eagle, commencing at
the eighth stake on the West $\frac{1}{4}$
line of Section 22-5-17 East;
thence west on said quarter line
2 chains and $38\frac{1}{2}$ links; thence
North 6 chains and 29 links;
thence East 2 chains and $38\frac{1}{2}$

jed
Dated January 8, 1917.
Ackd. January 8, 1917.
Rec. January 10, 1917, at 9 A.M.
Vol. 114, page 190.
Open of Record.

State of Wisconsin)
Waukesha County) ss.

Hemlock and Hemlock hereby certify that they have carefully examined the records in the office of the Register of Deeds, Clerk of Courts, Probate Judge and County Clerk for Waukesha County, Wisconsin since the date of entry of lands from the Government and from such examination find:

1: No deeds, mortgages, or other instruments of conveyances, plats, sheriff's certificates, attachments or lis pendens of record or of file in said county, affecting the title to the real estate described in the caption of this abstract, except as herein shown.

2: No unsatisfied judgments in the office of the Clerk of Court docketed in said county within the last ten years against

Lila O. Draper, Lila Draper Burton, Bernard P. O'Neill,

Alma Dorothy O'Neill,

and find no mechanic's liens against the premises described in the caption of this abstract.

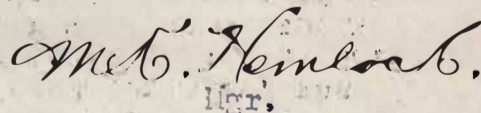
3: No suits at law or equity, special proceedings or probate proceedings affecting the title to the premises described in the caption hereof, except as herein shown.

4: No unredeemed or uncanceled tax sales on said real estate for taxes for the years 1909 to 1919 both inclusive.

Dated Waukesha, Wisconsin, April 14, 1921, at 8:00 A.M.

Hemlock and Hemlock,
Abstracters,


Atty.


Mgr.