

# CHICAGO TITLE INSURANCE COMPANY

TITLE GUARANTY COMPANY OF WISCONSIN DIVISION

HARDY-RYAN OFFICE

223 WISCONSIN AVE.

Waukesha Phone 542-6681

Milwaukee Phone 786-4700

WAUKESHA, WISCONSIN

**Abstracts**

**Title Insurance**

Continuation of

## ABSTRACT OF TITLE

TO

The following described land situated in the County of Waukesha and State of Wisconsin:

- 1 -

### PARCEL I

The Northeast Quarter ( $NE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Nineteen (19), Township Five (5) North of Range Seventeen (17) East, Town of Eagle, Waukesha County, Wisconsin.

### PARCEL II

The South West Quarter ( $SW\frac{1}{4}$ ) of the South East Quarter ( $SE\frac{1}{4}$ ) of Section No. Eighteen (18), Township Five (5) North, of Range No. Seventeen ( 17 ) East, containing forty (40) acres.

### PARCEL III

The Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Number Seventeen (17), and the East One-half ( $E\frac{1}{2}$ ) of the South East Quarter ( $SE\frac{1}{4}$ ) of Section Number Eighteen (18), and the North half ( $N\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Number Twenty (20), all in Township Number Five (5) North of Range Number Seventeen (17) East, containing in all Three Hundred and Twenty (320) acres of land, more or less.

ALSO: A strip of land Two (2) rods wide on the East side of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Number Twenty (20), in Township Number Five (5) North of Range Number Seventeen (17) East.

PARCEL I

Chain of Title to the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 19, Township 5 North of Range 17 East, Town of Eagle, Waukesha County, Wisconsin since April 5, 1962 at 8:00 A. M.

-2-

Anton (sometime written Anton J.) Steinhoff and Therese M. Steinhoff, his wife

Vol. 915 Deeds, page 261  
Document No. 565065

To W. Deed  
\$1.00 etc.

Dated May 11, 1962  
Acknowledged May 11, 1962  
Recorded May 15, 1962

George Kau and Elizabeth Kau,  
his wife

Same premises as described in PARCEL I in Caption shown at Entry No. 1.

Free and clear from all incumbrances whatever, except recorded easements and restrictions and municipal and zoning ordinances.

\$4.40 Stamps.

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George Kau and Elizabeth Kau,  
his wife

Vol. 753 Mtgs. page 537  
Document No. 565066

To MORTGAGE  
\$3,000.00

Dated May 11, 1962  
Acknowledged May 11, 1962  
Recorded May 15, 1962

Anton Steinhoff and Therese M. Steinhoff, his wife

at 10:32 A.M.

The Northeast quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Nineteen (19), Township Five (5) North of Range Seventeen (17) East, Town of Eagle, Waukesha County, Wis.

Free and clear of all incumbrances except as follows: recorded easements and restrictions and municipal and zoning ordinances.

OPEN OF RECORD

-4-

Robert L. Turner and Elizabeth P. Turner, his wife

Vol. 949 Deeds, page 409  
Document No. 588993

And Easement

Dated June 7, 1963  
Acknowledged June 7, 1963  
Recorded June 14, 1963

George G. Kau and Elizabeth T. Kau, his wife

Whereas the said Robert L. Turner is the owner of the Northwest Quarter (NW of Section Nineteen (19), Township Five (5) North, Range Seventeen (17) East, Town of Eagle, Waukesha County, Wisconsin;

NOW, THEREFORE, for and in consideration of the sum of One and No/100 Dolla in hand paid by the said parties of the second part to the said parties of the first part, the receipt whereof is hereby confessed and acknowledged, the said parties of the first part do hereby give and grant an easement to the said parties of the second part, their heirs, successors and assigns,

To enter upon along and adjacent to the north line of the said lands of the said Robert L. Turner,

To clean out and improve the existing ditch-way along the said north line or in the alternative thereof to dig and construct a line of drain tile of sufficient depth so as not to interfere with normal cultixation, extending along the said northerly line westerly to the now called Skoponong River.

PARCEL II

Chain of Title to the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 18, Town 5 North, Range 17 East (40 acres) since April 28, 1954 at 8:00 A.M.

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August F. Kutschenreuter and  
Grace Kutschenreuter, his wife

Vol. 453 Mtgs. page 333  
Document No. 396361

To **Partial Release**  
**\$1.00 etc.**

Dated May 4, 1954  
Acknowledged May 4, 1954  
Recorded May 6, 1954

George Kutschenreuter and Rose  
Kutschenreuter, his wife

Releases from the lien and operation of the Mortgage recorded in Volume 298 of Mortgages on page 229, as Document No. 306225, the premises described as follows:

Same premises as described in PARCEL II in Caption shown at Entry No. I.

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George Kutschenreuter and Rose  
Kutschenreuter, his wife and in  
her own right

Vol. 632 Deeds, page 148  
Document No. 396362

To W. Deed  
\$1.00 etc.

Dated May 4, 1954  
Acknowledged May 4, 1954  
Recorded May 6, 1954

George Kau and Betty Kau, his  
wife, as joint tenants

Same premises as described in PARCEL II in Caption shown at Entry No. 1.  
\$2.20 Stamps.

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PARCEL III

Chain of Title to Southwest Quarter (SW $\frac{1}{4}$ ) of Section 17; the East One-half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 18; and the North One-half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 20, all in Town 5 North, Range 17 East, containing in all 320 acres. ALSO 2 rod strip on East side of Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 20, Town 5 North, Range 17 East, intended to convey a strip of land 2 rods wide along the East side of above described 40 acres for a private road.

SUBSEQUENT to September 8, 1941 at 8:00 A.M.

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Waukesha National Bank, a United States corporation. R. A. Tassell, Vice President. Countersigned: E.M. Junemann, Cashier & Tr. Officer, Trustee of the Trust Estate of Charles Thompson, Deceased. (Corporate Seal)

Vol. 234 Mtgs. page 258  
Document No. 247836

Dated Mar. 2, 1942  
Acknowledged Mar. 2, 1942  
Recorded Mar. 13, 1942

To **RELEASE**

Mat H. Kau and Gertrude Kau,  
his wife

Releases the Mortgage recorded in Volume 188 of Mortgages on page 599, as Document No. 209462.

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Math H. Kau and Gertrude Kau,  
his wife, or the survivor  
thereof,

Vol. 437 Mtgs. page 409  
Document No. 387097

Dated Oct. 2, 1953  
Acknowledged Oct. 2, 1953  
Recorded Oct. 3, 1953

To **RELEASE**

George G. Kau

Releases the Mortgage recorded in Volume 213 of Mortgages on page 111, as Document No. 236105.

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George G. Kau, Single

Vol. 237 Mtgs. page 76  
Document No. 249671

To **MORTGAGE**  
**\$16,500.00**

Dated May 1, 1942  
Acknowledged May 1, 1942  
Recorded June 2, 1942

Math H. Kau and Gertrude Kau,  
his wife

The Southwest Quarter of Section Number Seventeen (S.W.  $\frac{1}{4}$  Sec. 17); the East One-half of the Southeast Quarter of Section Eighteen (E  $\frac{1}{2}$  S.E.  $\frac{1}{4}$  Sec. 18); and the North Half of the Northwest Quarter of Section Twenty (N  $\frac{1}{2}$  NW  $\frac{1}{4}$  Sec. 20), all the foregoing being in Township Five (5) North of Range Seventeen (17) East, containing in all three hundred twenty (320) acres of land, more or less.

Also: A strip of land two (2) rods wide on the east side of the Southeast Quarter of the Northwest Quarter of Section Twenty, Township Five North of Range Seventeen East, (Strip 2 rds wide on E. side SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  "20"5"17E), - it being intended to convey a strip of land 2 rods wide along the east side of the above described 40 acre lot for a private road.

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Math H. Kau and Gertrude  
Kau, his wife

Vol. 341 Mtgs. page 399  
Document No. 333550

To **RELEASE**  
George G. Kau

Dated Dec. 21, 1949  
Acknowledged Dec. 21, 1949  
Recorded Jan. 13, 1950

Releases the Mortgage recorded in Volume 237 of Mortgages on page 76,  
as Document No. 249671.

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George G. Kau and Elizabeth  
Kau, his wife

Vol. 507 Deeds, page 233  
Document No. 332825

To W. Deed  
\$1.00 etc.  
George G. Kau and Elizabeth  
Kau, his wife, or the survivor  
thereof as joint tenants

Dated Dec. 17, 1949  
Acknowledged Dec. 17, 1949  
Recorded Dec. 20, 1949

The Southwest Quarter of Section Number Seventeen (SW $\frac{1}{4}$  Sec. 17); the East One-half of the Southeast Quarter of Section Eighteen (E $\frac{1}{2}$  SE $\frac{1}{4}$  Sec. 18); and the North Half of the Northwest Quarter of Section Twenty (N $\frac{1}{2}$  N.W. $\frac{1}{4}$  Sec. 20), all the foregoing being in Township Five (5) North of Range Seventeen (17) East, containing in all three hundred twenty (320) acres of land, more or less.

Also: A strip of land two (2) rods wide on the east side of the Southeast Quarter of the Northwest Quarter of Section Twenty, Township Five North of Range Seventeen East, (Strip 2 rds wide on E. side S.E. $\frac{1}{4}$  of N.W. $\frac{1}{4}$  "20" 5" 17E), - it being intended to convey a strip of land 2 rods wide along the east side of the above described 40 acre lot for a private road.

The purpose of this deed is to create a joint tenancy in the grantees, No consideration passes and no revenue stamps are required.

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George G. Kau and Elizabeth  
Kau, his wife, and in her own  
right

Vol. 340 Mtgs. page 279  
Document No. 332826

To **MORTGAGE**  
\$9,000.00

Dated Dec. 17, 1949  
Acknowledged Dec. 17, 1949  
Recorded Dec. 20, 1949

Math H. Kau and Gertrude Kau,  
his wife

Same premises as described in Warranty Deed shown at Entry No. 11.

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Math H. Kau (signs Math Kau)  
and Gertrude Kau, his wife

Vol. 425 Mtgs. page 43  
Document No. 379636

To **RELEASE**  
George G. Kau and Elizabeth  
Kau, his wife

Dated May 1, 1953  
Acknowledged May 1, 1953  
Recorded May 2, 1953

Releases the Mortgage recorded in Volume 340 of Mortgages on page 279, as Document No. 332826.

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# CHICAGO TITLE INSURANCE COMPANY

TITLE GUARANTY COMPANY OF WISCONSIN DIVISION

HARDY-RYAN OFFICE

THE COMPANY hereby certifies that it has carefully examined the records in the offices of the Register of Deeds, Clerk of Courts, Probate Judge, County Treasurer and County Clerk, for Waukesha County, Wisconsin, since-

PARCEL I - since April 5, 1962 at 8 A.M.

PARCEL II - since April 28, 1954 and except as herein shown from such examination finds:

PARCEL III - since September 8, 1941 at 8 A.M.

1st: No deeds, mortgages, or other instruments or conveyances, Plats, Sheriff's Certificates, Attachments, Lis Pendens, Old Age Assistance Liens, or Notices of Federal Tax Liens, of record or on file in said County, affecting the title to the real estate described in the Caption hereof from entry number 1 to entry number 13. All instruments are properly acknowledged except as otherwise noted.

2nd: No unsatisfied Judgments or Income Tax Warrants docketed in the office of the Clerk of County and Circuit Courts in said County within the last Ten Years against: PARCEL I - ANTON STEINHOFF -- a/k/a ANTON J. STEINHOFF -- GEORGE KAU -- ELIZABETH KAU -- or MRS. GEORGE KAU -- PARCEL II - GEORGE KAU -- BETTY KAU -- or MRS. GEORGE KAU -- PARCEL III - GEORGE G. KAU -- ELIZABETH KAU -- or MRS. GEORGE G. KAU.

3rd: No outstanding Mechanic's Liens against the premises described in the Caption of this Abstract.

4th: No suits at law or equity, special proceedings or probate proceedings affecting the title to the premises described in the Caption of this Abstract.

5th: No unredeemed or uncanceled Tax Sales on said real estate for taxes for the years /1962 to 1965 - Parcel I, /1962 to 1965 both inclusive. Parcel II, /1955 to 1965 - Parcel III. Taxes for the year 1966 have been paid.

Dated at Waukesha, Wisconsin, this 29th day of November, 1967 at 8:00 A.M.



HARDY-RYAN OFFICE

By George D. Kelly

FROM THE  
ABSTRACT OF TITLE OFFICE  
**WOESNER ABSTRACT & TITLE CO.**

414 W. MORELAND BLVD.  
WAUKESHA, WISCONSIN 53186  
TELEPHONE  
547-4118

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**ABSTRACT OF TITLE**

TO

THE FOLLOWING DESCRIBED LAND SITUATED IN WAUKESHA CO., WIS., TO-WIT:

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(14)

Parcel I:

The Northeast Quarter (NE1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19) Township Five (5) North of Range Seventeen (17) East, Town of Eagle, Waukesha County, Wisconsin.

Parcel II:

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section No. Eighteen (18) Township Five (5) North, of Range No. Seventeen (17) East, containing forty (40) acres.

Parcel III:

The Southwest Quarter (SW1/4) of Section Number Seventeen (17) and the East one half (E1/2) of the Southeast Quarter (SE1/4) of Section Number Eighteen (18) and the North half (N 1/2) of the Northwest Quarter (NW1/4) of Section Number Twenty (20), all in Township Number Five (5) North of Range Number Seventeen (17) East, containing in all three hundred and twenty (320) acres of land, more or less.

Also: A strip of land Two (2) rods wide on the East side of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Number Twenty (20) in Township Number Five (5) North of Range Number Seventeen (17) East.

(15)

Mortgage recorded in Volume 753 page 537, Document No. 565066, shown at Entry No.3, has not been assigned or released of record.

(16)

Anton J. Steinhoff and Therese	(	EASEMENT
M. Steinhoff, his wife	(	Cons. \$160.00
	(	Doc. No. 685166
To	(	Vol.1083 page 228
	(	
Wisconsin Natural Gas Company	(	Dated & Ackd. May 25, 1967
-----		Rec. May 26, 1967 at 11:02 A.M.

GRANTS: Subject to the limitations and reservations herein stated the right, permission and authority to lay, install, construct, maintain operate, alter, replace, repair and remove a pipeline or pipelines with valves tie-overs and other appurtenant facilities, all of which shall be and remain the property of Grantee, for the transmission of natural gas and all by-products thereof or any liquids, gases or substances which can be transported through a pipeline; over, under, across and upon the hereinafter described strip of land.

Twenty (20) feet in width being a part of the premises of the undersigned in the Northwest one quarter (NW1/4) of Section numbered Twenty (20) and the Northeast one quarter (NE1/4) of Section numbered Nineteen (19) Township numbered Five (5) North, Range numbered Seventeen (17) East, Town of Eagle, Waukesha County, Wisconsin, the center line of said strip being described as follows:

Commencing at the intersection of the center line of STH #59 and the West line of the Southeast one quarter (SE1/4) of the Northeast one quarter (NE1/4) of Section 19; thence North along said West line 80 feet to the point of beginning of this description; thence Easterly and parallel to the center line of STH #59, 2,635 feet to a point on the East line of the Southwest one quarter (SW1/4) of the Northwest one quarter (NW1/4) of Section 20.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including but not limited to the right to remove and to clear all rocks, trees, brush, limbs, fences and other obstructions, which might interfere with the rights herein contained, and the free and full right of ingress and egress over and across said lands and other adjacent lands of the Grantor to and from said strip of land.

Any pipe shall be buried to such depth that it will not interfere with the ordinary cultivation of said land.

The Grantors covenant and agree that no structure will be erected or trees planted on said premises within 10 feet of said above described center line.

Grantee by the acceptance hereof, shall be liable for physical damage which it causes by laying, installing constructing, maintaining operating, altering, replacing, repairing or removing said pipeline or pipelines to growing crops, livestock and fences on Grantor's land.

In the event Grantee lays more than one pipeline, Grantees shall pay to the then owner or owners of the land subjected to this easement the same consideration as that first stated above for each additional pipeline so laid upon said right of way.

This agreement shall be binding upon the heirs, successors or assigns of all parties hereto.

(17)

George G. Kau and Elizabeth Kau, ( his wife and individually ( To ( Palmyra State Bank a ( Wisconsin Corporation located ( at Palmyra, Wisconsin (

MORTGAGE ( Amt. \$30,000.00 ( Doc. No. 711976 ( Vol. 1008 page 603 ( Dated & Ackd. April 15, 1968 ( Rec. May 7, 1968 at 10:00 A.M. (

MORTGAGES: Same premises as described as Parcel II and III of

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the Caption hereof.

Thirty thousand and no/100 Dollars according to the conditions of one certain promissory note bearing even date herewith.

(18)

Articles of Incorporation for Palmyra State Bank were filed in Volume 4 page 25, Jefferson County on June 19, 1911.

Amendment recorded in the office of the Register of Deeds in and for Waukesha County, Wisconsin July 1, 1963 at 2:02 P.M. in Volume T-1 page 80, Document No. 590247.

Amendment recites as follows: "RESOLVED that the Articles of Incorporation of this bank be amended by striking out the paragraph relating to corporate existence reading as follows: That the period at which such Corporation shall terminate will be on the 7th day of April one thousand nine hundred and sixtyone."

And inserting in lieu thereof the following paragraph:

"That the corporation and organization of this bank be perpetual."

(19)

TAX NOTE 1967 taxes

Key No. Eght 156 assessed to George Kau  
SW1/4 Sec. 17-5-17 160 acres  
Due: \$259.16; Paid \$259.17; Total: \$518.33;

Key No. Eght 165 assessed to George Kau  
E1/2 SE1/4 Sec.18-5-17 80 acres  
Due: \$88.35; Paid \$88.35; Total: \$176.70

Key No. Eght 167-1 assessed to George Kau  
SW1/4 SE1/4 Sec.18-5-17 40 acres  
Due: \$29.45; Paid: \$29.45; Total: \$58.90;

Key No. Eght 169-A assessed to George Kau  
NE1/4 NE1/4 Sec. 19-5-17 40 acres  
Due: \$82.46; Paid: \$82.46; Total: \$164.92;

Key No. Eght 178 assessed to George Kau  
N 1/2 NW1/4 E pt. SW1/4 NW1/4 Sec. 20-5-17 81 acres  
Due: \$555.10; Paid \$555.11; Total: \$1,110.21;

1. WOESNER ABSTRACT & TITLE CO., hereby certifies that the foregoing abstract of Title (with Entries No. ....~~14-19~~....) is a correct abstract of every instrument, record or writing, including recitals, if any, conveying or affecting title to the land described in the Caption hereof, on file and of record in the office of the Register of Deeds in and for Waukesha County, State of Wisconsin, and of every record not in the office of the Register of Deeds, but shown in this Abstract. All instruments properly acknowledged unless otherwise indicated.
2. That it has carefully examined the records in the office of the Register of Deeds, Clerk of Courts, both Circuit and County Probate Judge and County Clerk for Waukesha County, and find no action, special proceedings, claims or extensions thereof or probate proceedings affecting the title of said premises filed during said period, except as shown herein, if any, since .....  
 ..... November 29, 1967 at 8:00 A.M. ....
3. It finds no unsatisfied judgement liens in the office of the Clerk of the County and Circuit Court docket against:

GEORGE KAU a/k/a GEORGE G. KAU, ELIZABETH KAUA/k/a BETTY KAU (MRS. GEORGE KAU a/k/a GEORGE G.KAU) since Nov. 29, 1967 at 8:00 A.M.

4. Mechanics Liens ..... None .....
5. Federal or State Income Tax Liens ..... None .....
6. Unredeemed or Uncancelled Tax Certificates ..... ..
7. Old Age Pension Liens ..... None .....
8. No examination made as to special taxes for street or local improvements.

The foregoing abstract is made for the use and benefit of any and all owners of the premises described in the caption hereof, their successors in title, mortgagees and guarantors.

9. Taxes for the years ... 1967 ... see Entry No. 19 .....

Dated at Waukesha, Wisconsin, this ..... 8th . day  
of ..... May ..... A.D., 19 68 at ..... 8:00 A.M.



WOESNER ABSTRACT & TITLE CO.

By ..... *Will Woerner* .....  
 President  
 Insured by Lloyds of London