

Date: May 25, 2020

PETITION FOR AMENDING THE VILLAGE OF LANNON'S ZONING ORDINANCE OR MAP

ADDRESS OF PROPERTY INVOLVED: 19567 West Good Hope Road

TAX KEY NUMBER(S): LANV0077993003; LANV0077993002; LANV0078499

Dawson Family Trust N52 W23096 Lisbon Road, Sussex, WI 53089, (262) 251-1520
NAME(S) OF PETITIONER(S)/OWNER(S) MAILING ADDRESS & PHONE NUMBER

We, the undersigned, being owners of all or part of the area involved, humbly Petition the Village Board of the Village of Lannon to amend the Village of Lannon's zoning ordinance as proscribed in this Petition.

My reasons for this rezoning petition are: Requested text amendments to the Municipal Code of the Village of Lannon in furtherance of the following: (1) First Amendment to Planned Unit Development Agreement for Dawson Family Trust Lands dated August 20, 2012 by and between the Village of Lannon and Dawson Family Trust; (2) First Amendment to Conditional Use Grant dated August 20, 2012 by and between Village of Lannon and Dawson Family Trust, and (3) First Amendment to Stone Quarry Plan of Operations for Lannon Stone Products, Inc. dated August 20, 2012 by and between Village of Lannon and Lannon Stone Products, Inc..

Requested text amendments to the Municipal Code of the Village of Lannon are described on the attached Exhibit A.

THE FOLLOWING MUST BE SUBMITTED FOR ALL REZONING AND ZONING CODE AMENDMENT REQUESTS:

- 1. Fees For Services Agreement
2. Initial Application Fee

ADDITIONALLY, THE FOLLOWING MUST BE SUBMITTED FOR ALL REZONING REQUESTS:

- 1. Copy of property deed
2. Ten (10) copies of a plot map drawn to a scale no smaller than 100 feet to the inch for tracts of less than ten acres and no smaller than 200 feet to the inch for tracts of ten acres or more, showing the land in question, its location, the length and direction of each boundary thereof, the location and the existing use of all buildings on such land and the principal use of all properties within 300 feet of such land.
3. The names and addresses of the owners of all properties within 300 feet of any part of the land included in the proposed change.
4. Any further information that may be required by the Plan Commission.

Signature of Applicant: [Handwritten Signature]
Hans Dawson, Authorized Trustee of Dawson Family Trust

\*\*\*\*\*

I hereby certify that the petitioner has paid the required fee and supplied the necessary information as of the \_\_\_ day of \_\_\_, 20\_\_.

Signature of Village Clerk: \_\_\_\_\_

For Clerk's Records:

Public Hearing date set for the \_\_\_ day of \_\_\_, 20\_\_.

**FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT  
FOR DAWSON FAMILY TRUST LANDS**

THIS FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT FOR DAWSON FAMILY TRUST LANDS (the “**Amendment**”) is entered into by and between the DAWNSON FAMILY TRUST (the “**Developer**”) and the VILLAGE OF LANNON (the “**Village**”) as of May \_\_\_\_\_, 2020.

RECITALS

A. The Village and Developer entered into that certain Planned Unit Development Agreement for Dawson Family Trust Lands dated August 20, 2012 (the “**PUD Agreement**”) pertaining to certain lands located in the Village of Lannon, County of Waukesha, State of Wisconsin, as further described in the PUD Agreement (the “**Property**”). The PUD Agreement was recorded with the Waukesha County Register of Deeds on November 26, 2012 as Document No. 3968850.

B. The Village and Developer desire to amend and modify the PUD Agreement as described herein. Capitalized terms not defined herein shall have the meaning ascribed to them in the PUD Agreement.

AGREEMENTS

In consideration of the mutual Recitals, the mutual advantages arising hereunder, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and Developer agree as follows:

1. Contribution to Extension of Municipal Water. Developer shall contribute \$3,000,000.00 in cash to a fund established at the Waukesha County Community Foundation (the “**Developer Contribution**”) for extending municipal water facilities to affected property owners in the Village of Lannon, Wisconsin. The Developer Contribution shall be used by the Village for the following purposes:

(a) to offset and subsidize the cost for connecting private property owners in the Village of Lannon to municipal water facilities, including special assessment reductions that are unreimbursed from other programs;

(b) to offset and subsidize expenses incurred by the Village for extending municipal water facilities that are not eligible for USDA rural development loan and grant monies; and

(c) for the creation of a fund to be used by the Village to pay for future water main expansions that are not part of the USDA rural development project.

2. Exhibits

2.1 Exhibit I of the PUD Agreement is hereby deleted in its entirety and replaced with Exhibit A attached to this Amendment.

2.2 Exhibit II of the PUD Agreement, being that certain Conditional Use Grant dated August 20, 2012 by and between the Village and Developer and that certain Plan of Operation dated August 20, 2012 by and between the Village and Lannon Stone Products, Inc., is hereby amended in part by (a) that certain First Amendment to Conditional Use Grant dated May \_\_\_\_, 2020, attached hereto and incorporated herein as Exhibit B, and (b) that certain First Amendment to Stone Quarry Plan of Operations

for Lannon Stone Products, Inc. dated May \_\_\_\_, 2020, attached hereto and incorporated herein as Exhibit C.

3. Permitted Uses Under PUD. Section III(B)(1) of the PUD Agreement is hereby deleted in its entirety and replaced with the following:

“Uses allowed in this PUD District are in accordance with those permitted by this PUD Agreement, as those uses are expressly provided for and permitted, conditional and/or accessory uses in the underlying zoning district and uses as set forth in the CUP Agreement and Plan of Operation both of which are attached hereto as Exhibit II. Development shall apply for, obtain, and maintain in force a CUP Agreement and Plan of Operation for the lands shown on Exhibit I. In the land subject to this PUD Agreement, quarrying is a permitted use as set forth in the Village Zoning Code and Exhibit II.”

4. Effective Date. This Amendment shall take effective immediately upon the last of the following conditions to occur:

(a) the receipt of the Developer Contribution by the Waukesha County Community Foundation;

(b) the Village and Developer executing and delivering to each other that certain First Amendment to Conditional Use Grant dated May \_\_\_\_, 2020; and

(c) the Village and Lannon Stone Products, Inc. executing and delivering to each other that certain First Amendment to Stone Quarry Plan of Operations for Lannon Stone Products, Inc. dated May \_\_\_\_, 2020.

5. Full Force and Effect. Except as specifically set forth in this Amendment, all other terms and conditions of the PUD Agreement are unmodified and remain in full force and effect, and the parties hereby ratify and confirm each and every provision thereof. In the event of any conflict between the terms and conditions of this Amendment and the terms and conditions of the remaining portions of the PUD Amendment, the terms and conditions of this Amendment shall control.

SIGNATURES ON FOLLOWING PAGE

**DEVELOPER:**

DAWNSON FAMILY TRUST

By: \_\_\_\_\_  
Hans Dawson, its Authorized Trustee

Date: \_\_\_\_\_

STATE OF WISCONSIN     )  
  ) SS  
WAUKESHA COUNTY        )

Personally came before me on \_\_\_\_\_, the above named Hans Dawson, Authorized Trustee of the DAWON FAMILY TRUST to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

**VILLAGE:**

VILLAGE OF LANNON

By: \_\_\_\_\_  
Tom Gudex, Village President

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Brenda Klemmer, Village Clerk

STATE OF WISCONSIN     )  
  ) SS  
WAUKESHA COUNTY        )

Personally came before me on \_\_\_\_\_, 2020, the above-named Tom Gudex, Village President and Brenda Klemmer, Village Clerk, respectively, of the VILLAGE OF LANNON, to me known to be the persons who execute the foregoing instrument and to me known to be the Village President and Village Clerk of said municipal corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

EXHIBIT A - FIRST AMENDMENT TO PUD AGREEMENT

Legal Description of Property

All that part of the Northeast Quarter (NE ¼) and Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and all that part of the Northeast Quarter (NE ¼), Northwest Quarter (NW ¼), Southeast Quarter (SE ¼) and Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said Northwest Quarter (NW ¼); thence North 89°02'35" East along the northerly line of said Northwest Quarter (NW ¼) 1566.965 feet; thence South 00°19'36" West 40.01 feet to the place of beginning of the land to be described; thence South 00°19'36" West 139.991 feet; thence South 89°02'35" West 15.000 feet; thence South 00°19'36" West 30.00 feet; thence South 89°02'35" West 249.00 feet to a point on the west line of the East Half (E ½) of said Northwest Quarter (NW ¼); thence South 00°19'36" West along said west line 2440.341 feet to a point on the south line of said Northwest Quarter (NW ¼); thence North 89°03'03" East along said south line 1311.676 feet to the southeast corner of said Northwest Quarter (NW ¼); thence North 88°52'21" East along the south line of the Northeast Quarter (NE ¼) of said Section 20, 1802.330 feet to a point South 88°52'21" West 803.578 feet from the southeast corner of said Northeast Quarter (NE ¼); thence North 00°15'09" West 1329.100 feet; thence South 88°54'03" West 52.000 feet; thence North 01°24'10" East 548.178 feet to a point on the westerly right-of-way line of Willow Lane; thence North 00°06'21" East along said westerly right-of-way line 725.972 feet to a point on the southerly right-of-way line of W. Good Hope Road, C.T.H. "W"; thence South 88°55'43" West along said southerly right-of-way line, 1750.866 feet; thence South 89°02'35" West along said southerly right-of-way line 871.302 feet; thence North 02°09'25" West along a jog in said right-of-way 10.002 feet; thence South 89°02'35" West along said southerly right-of-way line 168.399 feet to the place of beginning; containing 182.9404 acres of land.

REFERENCE BEARING: The North line of the Northeast Quarter (NE ¼) of Section 20, Town 8 North, Range 20 East, is used as the Reference Bearing and has a described bearing of N88°55'43"E per the Wisconsin State Plane Coordinate System (South Zone).

INCLUDING:

That part of the Northwest ¼ of the Northwest ¼ of Section 20, Township 8 North, Range 20 East, in the Village of Lannon, Waukesha County, Wisconsin described as follows:

Commencing at the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 20, in Township 8 North, Range 20 East of the 4<sup>th</sup> Principal Meridian in the Town of Menomonee, now known as the Village of Lannon, thence East 16 rods (264 feet) along the North line of said Section; thence 10 rods (165 feet) South; thence 16 rods (264 feet) West; thence 10 rods (165 feet) North along the East line of the Northwest ¼ of the Northwest ¼ to the place of the beginning. Together with those lands conveyed in Deed recorded February 14, 1002 in Reel 1422, Image 488 as Document No. 1705654.

EXHIBIT B - FIRST AMENDMENT TO PUD AGREEMENT

## **ADDITIONAL ATTACHMENTS:**

1. Property Deeds
2. Map with 300' residential and quarry neighbors
3. Names and addresses of property owners within 300'

## **1. PROPERTY DEEDS**





**EXHIBIT A**

All of my right, title and interest in the following parcel:

Lot 1 of Certified Survey Map No. 10,349 recorded on February 16, 2007 in the Office of the Register of Deeds as Document No. 3458892, Part of the NW 1/4, NE 1/4, SE 1/4 and SW 1/4 of the NE 1/4 and NE 1/4 and SE 1/4 of the NW 1/4 of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin.

Excepting therefrom the land conveyed by warranty deed from J. Dale Dawson and Gudrun E. Dawson, husband and wife, to Waukesha County, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 4, 1999 as Document No. 2425977.

Tax Key Nos.:

LANV 0077 993 003

LANV 0077 093 002

09/01/09 OCT 15 8

State Bar of Wisconsin Form 7-2003

TRUSTEE'S DEED

Document Name



WC3700019-002

3702019

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

10-15-2009 3:10 PM

JAMES R. BEHREND  
REGISTER OF DEEDS

REC. FEE: 6.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 2

THIS DEED, made between Gudrun Dawson

as Trustee of Dale and Gudrun Dawson Joint Revocable Trust

("Grantor," whether one or more), and Gudrun Dawson

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A.

Recording Area

Name and Return Address

Karla S. Wyse  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2965  
Milwaukee, WI 53201-2965

Part of LANV 0077 993 003

Part of LANV 0077 993 002

Parcel Identification Number (PIN)

FEE  
# 77.25(9)  
EXEMPT

P 13/2

Dated this 9 day of September, 2009

Gudrun Dawson

(SEAL)

(SEAL)

\* Gudrun Dawson

(SEAL)

(SEAL)

AUTHENTICATION

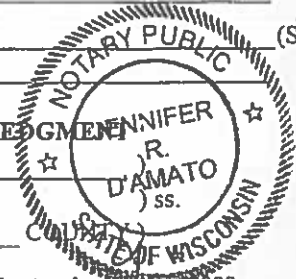
Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE



Personally came before me on September, 2009

the above-named Gudrun Dawson

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

Jennifer R. D'Amato

Notary Public, State of WISCONSIN

My commission (is permanent) (expires \_\_\_\_\_)

(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.

TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

\*Type name below signatures.

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EXHIBIT A

All right, title and interest in the following parcel:

Lot 1 of Certified Survey Map No. 10,349 recorded on February 16, 2007 in the Office of the Register of Deeds as Document No. 3458892, Part of the NW 1/4, NE 1/4, SE 1/4 and SW 1/4 of the NE 1/4 and NE 1/4 and SE 1/4 of the NW 1/4 of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin.

Excepting therefrom the land conveyed by warranty deed from J. Dale Dawson and Gudrun E. Dawson, husband and wife, to Waukesha County, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 4, 1999 as Document No. 2425977.

Tax Key Nos.:

Part of LANV 0077 993 003

Part of LANV 0077 093 002

00997 OCT 15 2009

TERMINATION OF DECEDENT'S PROPERTY INTEREST

Use black ink

3700017  
REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON  
10-15-2009 3:10 PM  
JAMES R. BEHREND  
REGISTER OF DEEDS

DECEDENT'S NAME J. Dale Dawson		DATE OF DEATH July 5, 2008	
ADDRESS OF DECEDENT AT DATE OF DEATH 8200 South 68th Street		CITY Franklin	ST WI
		ZIP 53132	

REC. FEE: 25.00  
REC. FEE-CO:  
REC. FEE-ST:  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 8

**PRESENTATION OF DEATH CERTIFICATE #2511**  
I certify that I have viewed a certified copy of the decedent's death certificate.

*Shane A. Stoy*  
REGISTER OF DEED'S SIGNATURE  
WAUKESHA COUNTY

DATE: 10-15-09

Recording area  
Name and return address:  
Karla S. Wyse  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2965  
Milwaukee, WI 53201-2965

Part of LANV 0077 993 003  
Part of LANV 0077 093 002  
Parcel Identification Number

- Interest in property is terminated under (please check appropriate statute):
- s. 867.045 which pertains to property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate. (You must provide a copy of the document establishing interest in property.)
  - s. 867.046 which pertains to property of a decedent specified in a marital property agreement; survivorship marital property; or a third party confirmation. (You must provide a copy of the document establishing interest in property.)

Presentation of recorded document establishing interest in real estate.

DOCUMENT #	VOLUME/REEL	PAGE/IMAGE	RECORDS/DEEDS
See Attached Exhibit A			

Description of the real estate.  See Attached

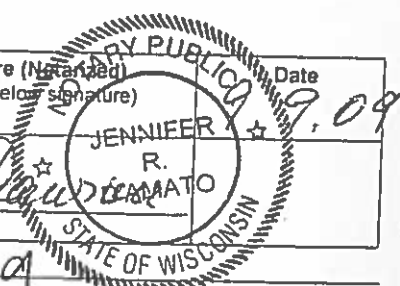
See Attached Exhibit B



Description of personal property (if any) being transferred.  
You may list savings accounts, checking accounts and securities on attached pages. Indicate person(s) receiving property.

**DECLARATION:** I (We) declare that this document is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes.  
(If more space is needed, attach pages.)

Name and Address (List all remaindermen/ beneficiaries)	Applicant's Interest In Property (ie: spouse, remainderman)	Applicant Signature (Notarized) (Print or type name below signature)	Date
Gudrun Dawson 8200 South 68th Street Franklin, WI 53132	Spouse	<i>Gudrun Dawson</i> Gudrun Dawson	9, 09



This document was drafted by: Karla S. Wyse  
(print or type name below)

STATE OF WISCONSIN, County of Milwaukee  
Subscribed and sworn to before me on: September 9, 2009  
by the above named person(s): Gudrun Dawson

**NOTE: SEE DIRECTIONS.**  
Wisconsin Register of Deeds  
Association Form HT-110  
Version 3/2007

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)  
Print or type name: Jennifer R. Behrend  
Title: Notary  
Date commission expires: 15 years

**EXHIBIT A**

Document No.	Volume/Reel	Page/Image
1318774	710	691
1864280	1749	0174
1864281	1749	0175
1869842	1761	0729
1901238	1823	0014

**EXHIBIT B**

All of the decedent's right, title and interest in the following parcel:

Lot 1 of Certified Survey Map No. 10,349 recorded on February 16, 2007 in the Office of the Register of Deeds as Document No. 3458892, Part of the NW 1/4, NE 1/4, SE 1/4 and SW 1/4 of the NE 1/4 and NE 1/4 and SE 1/4 of the NW 1/4 of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin.

Excepting therefrom the land conveyed by warranty deed from J. Dale Dawson and Gudrun E. Dawson, husband and wife, to Waukesha County, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 4, 1999 as Document No. 2425977.

0999 OCT 15 85

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

208/5  
2/5/85  
1318774

1318774

REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. } SS

This Deed, made between HARRY LIND and DOROTHY V. LIND, husband and wife

1985 OCT 28 PM 12:58

and J. DALE DAWSON and GUDRUN E. DAWSON, husband and wife

REEL 710 IMAGE 691

Witnesseth, That the said Grantor, for a valuable consideration

REEL 710 IMAGE 691

conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin:

RETURN TO SCHOBER & RADTKE S.C.  
P. O. Box 65  
New Berlin, WI 53151

TRANSFER  
\$ 150.00  
FEE

Tax Parcel No: LANV 077.991

That part of the Northwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty (20), Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the North one-quarter corner of Section 20, Township 8 North, Range 20 East; thence East on the North line of said one-quarter section, 613.70 feet to the point of beginning of the premises herein described; thence continuing East on said North line, 129.30 feet; thence South 01 degrees 07 minutes West 256.30 feet; thence West, 129.30 feet; thence North 01 degrees 07 minutes East, 256.30 feet to the place of beginning.

THE FOLLOWING RIGHTS OF GRANTORS MAY NOT BE ASSIGNED AND THE PREMISES MAY NOT BE RENTED. GRANTORS RETAIN THE RIGHT TO USE THE DWELLING ON SUBJECT PREMISES UP TO AND INCLUDING OCTOBER 31, 1995. UNTIL SUCH TIME GRANTORS SHALL PAY ALL INSURANCE PREMIUMS FOR FIRE, EXTENDED COVERAGE AND LIABILITY INSURANCE ON THE PREMISES, NAMING GRANTEE AS ADDITIONAL INSUREDS. GRANTORS SHALL FURTHER MAINTAIN THE HOUSE ON THE PREMISES. GRANTORS SHALL ALSO PAY ALL REAL ESTATE TAXES. GRANTORS SHALL ANNUALLY PROVIDE GRANTEE WITH A STATEMENT THAT TAXES HAVE BEEN PAID AND PROVIDE GRANTEE WITH A DECLARATION OF INSURANCE INDICATING COVERAGE FOR THE PREMISES FOR BOTH GRANTOR AND GRANTEE.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging: And HARRY LIND and DOROTHY V. LIND, husband and wife warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except as to municipal and zoning ordinances and easements and restrictions of record, if any

and will warrant and defend the same.

Dated this \_\_\_\_\_ day of October, 1985

(SEAL) *Harry Lind* (SEAL)  
Harry Lind  
(SEAL) *Dorothy V. Lind* (SEAL)  
Dorothy V. Lind

AUTHENTICATION

Signature(s) *Harry Lind Dorothy Lind*  
authenticated this 23rd day of OCTOBER, 1985  
*T. Michael Schober*  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN }  
County. } ss.  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ the above named  
to me known to be the person who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY  
ATTORNEY T. MICHAEL SCHOBER

Notary Public \_\_\_\_\_ County, Wis.

Handwritten notes: 1318774, 448161, and other scribbles.

20-8-20  
1749-0174

DOCUMENT NO.  
1864280

STATE BAR OF WISCONSIN FORM 1 - 1982  
WARRANTY DEED

THIS INSTRUMENT MUST BE RECORDED WITHIN 90 DAYS

REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. } SS

93 JUL 23 AM 9:57  
1749-0174

1864280

1864280

This Deed, made between  
Richard J. Scheiber and Janis Scheiber, a/k/a  
Janice Scheiber,  
husband and wife,  
and  
J. Dale Dawson and Gudrun Dawson,  
husband and wife,

Witnesseth, That the said Grantor, for a valuable consideration....

conveys to Grantee the following described real estate in Waukesha  
County, State of Wisconsin:

RETURN TO John H. Niebler  
P. O. Box 444  
Maconesee Falls, WI 53052

Tax Parcel No: 77-994-001

A parcel of land in the Northeast one quarter (1/4) of the Northeast  
one quarter (1/4) of Section Twenty (20), in Township Eight (8) North  
Range Twenty (20) East, in the Village of Lannon, County of Waukesha,  
State of Wisconsin, described as follows:  
Commencing at the Northeast corner, Section 20-8-20, thence Westerly  
on the North line of the Northeast 1/4 of said Section, 821.00 feet;  
thence Southerly on the centerline of Willow Lane, 630.20 feet to the  
point of beginning of this description; thence continuing Southerly  
on said centerline 310.00 feet; thence Westerly at right angles to  
said Street, 170.52 feet; thence Northerly and parallel to said  
street, 310.00 feet; thence Easterly at right angles to street, 170.52  
feet to the point of beginning. Reserving the Easterly 30 feet for  
street purposes.

7069 N. Willow Lane  
Lannon, Wisconsin

JUL 23 1993

TRANSFER  
\$450.00  
FEE

This is homestead property.  
(Is) 000000

Together with all and singular the hereditaments and appurtenances thereto belonging:  
And Richard J. Scheiber and Janis Scheiber, a/k/a Janice Scheiber,  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal  
and zoning ordinances, recorded easements for public utilities,  
recorded building and use restrictions and covenants,  
and will warrant and defend the same.

Dated this 22nd day of July, 1993.

(SEAL) Richard J. Scheiber (SEAL)  
Richard J. Scheiber  
(SEAL) Janis Scheiber (SEAL)  
Janis Scheiber  
a/k/a Janice Scheiber

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Richard J. Scheiber and  
Janis Scheiber (a/k/a Janice Scheiber)

STATE OF WISCONSIN

authenticated this 22 day of July, 1993.

Personally came before me this day of  
1993, the above named

John H. Niebler  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 700.08, Wis. Stats.)

to me known to be the person who executed the  
foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAWN BY

John H. Niebler

Notary Public  
My Commission is permanent (If not, state expiration  
date: )

\*Name of person acting in any capacity should be typed or printed below their signature.





DOCUMENT NO  
1869842

STATE OF WISCONSIN  
WARRANTY DEED

THIS STATE INSTRUMENT FOR RECORDING DATA

REGISTER'S OFFICE  
COUNTY OF WAUKESHA

93 AUG 11 PM 12:16  
P# 11761 M# 0729

*John P. Yentz*  
NOTARY PUBLIC

208/5  
1869842

This Deed, made between Wislano Stone Co., Inc.

Grantor,  
and J. Dale Dawson and Gudrun Dawson, husband and wife

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin

Return to John Njebler, Esq.  
Post Office Box 444  
Menomonee Falls, WI 53052-0444

Tax Parcel No. LANY 78-500

TRANSFER  
\$600.00  
FEE

See attached Exhibit A.

*D. VENTZ*

AUG 11 1993

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereto belonging;

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants and general taxes levied in the year of closing

and will warrant and defend the same.

Dated this 11th day of August, 1993

Wislano Stone Co., Inc.

By: *Nancy M. Mansavage* (SEAL)  
Nancy M. Mansavage, Vice President

AUTHENTICATION

Signature(s) of Nancy M. Mansavage, Vice President of Wislano Stone Co., Inc.

Subscribed this 11th day of August, 1993

*John P. Yentz*  
MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY Attorney John P. Yentz

von Briesen & Purtell, S.C.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County

Personally came before me this day of 19 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public County, Wis.  
My Commission is permanent (If not, state expiration date: 19)

Names of parties signing in any capacity should be typed or printed below their signatures.

EXHIBIT A

1761 0730

Exh. B IE 4 W & N C 1/4 W U. A 20-8-20

~~All that part of the East One-half (1/2) of the Northwest One-quarter (1/4) of Section Twenty (20) in Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, County of Waukesha, State of Wisconsin, described as follows, to-wit:~~

~~Commencing on the Northwest corner of said section 20; thence along the North line of said Section 20 North, 87°45' East 1732.2 feet to the place of beginning; thence Southeasterly to an included angle of 91°12', 828 feet; thence Easterly at a right angle, 313.87 feet; thence Southeasterly at an included angle of 114°56'30", 380.8 feet to a point; thence Easterly at an included angle of 107°47', 12.9 feet to a point; thence Northwesterly at an included angle of 88°08'30", 347.9 feet to a point; thence Easterly at an included angle of 80°59' 408.8 feet to a point in the North 1/4 line of said Section; thence North along said North 1/4 line 811 feet to a point in the North line of said Section; thence West along said North line 872.3 feet to the place of beginning.~~

~~Also a parcel in the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty (20) in Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, County of Waukesha, State of Wisconsin, bounded and described as follows:~~

~~Commencing at the North 1/4 corner of Section 20, in Township 8 North, Range 20 East, thence South 89°02'35" West on the North line of the Northwest 1/4 of said Section 872.30 feet, thence South 02°09'25" East - 828.10 feet to the point of beginning of this description. Thence North 87°50'35" East, 839.64 feet, thence South 00°08'18" West on the North 1/4 line of said Section 150.12 feet, thence South 87°50'35" West 833.63 feet, thence North 02°09'25" West - 150.00 feet to the point of beginning.~~

~~Excepting therefrom the following described parcel: That part of the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty (20), in Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, County of Waukesha, State of Wisconsin, bounded and described as follows:~~

~~Commencing at the North 1/4 corner of Section 20, in Township 8 North, Range 20 East, thence South 89°02'35" West on the North line of the Northwest 1/4 of said Section 872.30 feet, thence South 02°09'25" East - 828.10 feet, thence North 87°50'35" East 313.82 feet to the point of beginning of this description. Thence Southeasterly (interior angle 65°03'30") 380.80 feet, thence Northeasterly (interior angle 107°47') 12.90 feet, thence Northwesterly (interior angle 88°08'30") 347.90 feet, thence South 87°50'35" West to the point of beginning.~~

0208/5 H

1901238

Document No. 1901238

WARRANTY DEED

1901238

REGISTRAR'S OFFICE  
WISCONSIN COUNTY WISCONSIN

93 NOV 10 AM 8:02  
REC'D 1823 0014

*[Signature]*  
REGISTRAR

THIS DEED, made between Loretta Heidmann, individually, and Loretta C. Heidmann, Trustee of the Heidmann Trust dated June 25, 1993, Grantors, and Gudrun Dawson and J. Dale Dawson, Grantee(s).  
WITNESSETH, That the said Grantor(s), for a valuable consideration One Dollar and other good and valuable consideration conveys to Grantee(s) the following described real estate in Waukesha County, State of Wisconsin:

TRANSFER  
\$675.00  
FEE

Record to  
John J. Naebler  
P.O. Box 454  
Menomonie Falls, WI 53052-0444

Tax Parcel No: LANV 078.478

All that part of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northwest Quarter (NW 1/4) of Section 20; thence North 89°02'35" East along the north line of said Northwest Quarter (NW 1/4) 1302.965 feet; thence South 00°19'36" West along the west line of the East Half (E 1/2) of said Northwest Quarter (NW 1/4) 210.00 feet to the place of beginning of the lands herein to be described; thence South 00°19'36" West along said west line 2440.35 feet; thence North 89°03'03" East along the south line of said Northwest Quarter (NW 1/4) 1311.675 feet to the southeast corner of said Northwest Quarter (NW 1/4); thence North 00°08'18" East along the east line of said Northwest Quarter (NW 1/4) 1689.75 feet; thence South 87°50'35" West 833.63 feet; thence North 02°09'25" West 978.10 feet; thence South 89°02'35" West along the north line of said Northwest Quarter (NW 1/4) 166.665 feet; thence South 00°19'36" West 180.00 feet; thence South 89°02'35" West 15.00 feet; thence South 00°19'36" West 30.00 feet; thence South 89°02'35" West 249.00 feet to the place of beginning.

This is homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and Loretta C. Heidmann warrant(s) that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of the closing and will warrant and defend the same.

Dated this 9th day of NOVEMBER, 1993.

*Loretta C. Heidmann*  
Loretta C. Heidmann  
Trustee of the Heidmann Trust dtd. 6/25/93

*Loretta Heidmann*  
Loretta Heidmann

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
                                  )ss  
WALKESHA COUNTY      )

Personally came before me this 9th day of NOVEMBER, 1993 the above named Loretta C. Heidmann to me known to be the person who executed the foregoing instrument and acknowledged the same.

*David E. Wells*  
Notary Public David E. Wells  
Waukesha County, Wisconsin  
My commission: *permanent*

NOV 10 1993

This instrument was drafted by  
DAVID E. WELLS, MCLARIO & HELM, S.C.  
N88 W16783 Main Street, Menomonie Falls, Wisconsin 53051

EGC:FAIG:PCSK/W/4 20-8-20

1012 OCT 15 08

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

Document Name



WC3700020-002

3700020

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

10-15-2009 3:10 PM

JAMES R. BEHREND  
REGISTER OF DEEDS

REC. FEE: 6.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE: 849.60  
TRAN. FEE-STAT: 3398.40  
PAGES: 2

THIS DEED, made between Gudrun Dawson

("Grantor," whether one or more), and Virgil Dawson or his successors as trustee of the Dawson Trust

("Grantee," whether one or more).  
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A.

Recording Area

Name and Return Address

Karla S. Wyse  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2965  
Milwaukee, WI 53201-2965

LANV 0077 993 003

LANV 0077 093 002

Parcel Identification Number (PIN)

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

TRANSFER  
\$4,248.00  
FEE

Dated this 9 day of September, 2009

Gudrun Dawson (SEAL)  
\* Gudrun Dawson (SEAL)

\_\_\_\_ (SEAL) \* \_\_\_\_\_ (SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Jennifer R. D'Amato  
Reinhart Boerner Van Deuren s.c.

ACKNOWLEDGMENT

STATE OF WISCONSIN

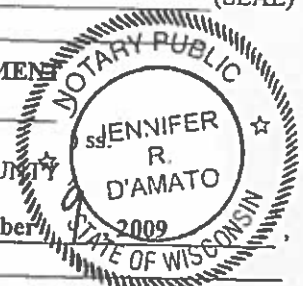
MILWAUKEE COUNTY

Personally came before me on September  
the above-named Gudrun Dawson

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

Notary Public, State of WISCONSIN

My commission (is permanent) (expires: \_\_\_\_\_)



(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.

QUIT CLAIM DEED

\*Type name below signatures.

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

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**EXHIBIT A**

All of my right, title and interest in the following parcel:

Lot 1 of Certified Survey Map No. 10,349 recorded on February 16, 2007 in the Office of the Register of Deeds as Document No. 3458892, Part of the NW 1/4, NE 1/4, SE 1/4 and SW 1/4 of the NE 1/4 and NE 1/4 and SE 1/4 of the NW 1/4 of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin.

Excepting therefrom the land conveyed by warranty deed from J. Dale Dawson and Gudrun E. Dawson, husband and wife, to Waukesha County, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 4, 1999 as Document No. 2425977.

Tax Key Nos.:

LANV 0077 993 003

LANV 0077 093 002

09/01/09 OCT 15 8

State Bar of Wisconsin Form 7-2003

TRUSTEE'S DEED

Document Name



WC3700019-002

3702019

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

10-15-2009 3:10 PM

JAMES R. BEHREND  
REGISTER OF DEEDS

REC. FEE: 6.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 2

THIS DEED, made between Gudrun Dawson

as Trustee of Dale and Gudrun Dawson Joint Revocable Trust

("Grantor," whether one or more), and Gudrun Dawson

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A.

Recording Area

Name and Return Address

Karla S. Wyse  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2965  
Milwaukee, WI 53201-2965

Part of LANV 0077 993 003

Part of LANV 0077 993 002

Parcel Identification Number (PIN)

FEE  
# 77.25(9)  
EXEMPT

P 13/2

Dated this 9 day of September, 2009

Gudrun Dawson

(SEAL)

(SEAL)

\* Gudrun Dawson

(SEAL)

(SEAL)

AUTHENTICATION

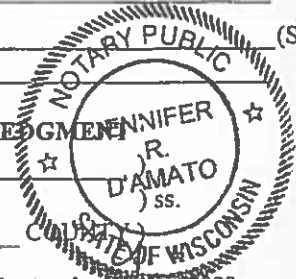
Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE



Personally came before me on September, 2009

the above-named Gudrun Dawson

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

Jennifer R. D'Amato

Notary Public, State of WISCONSIN

My commission (is permanent) (expires \_\_\_\_\_)

(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.

TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

\*Type name below signatures.

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EXHIBIT A

All right, title and interest in the following parcel:

Lot 1 of Certified Survey Map No. 10,349 recorded on February 16, 2007 in the Office of the Register of Deeds as Document No. 3458892, Part of the NW 1/4, NE 1/4, SE 1/4 and SW 1/4 of the NE 1/4 and NE 1/4 and SE 1/4 of the NW 1/4 of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin.

Excepting therefrom the land conveyed by warranty deed from J. Dale Dawson and Gudrun E. Dawson, husband and wife, to Waukesha County, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 4, 1999 as Document No. 2425977.

Tax Key Nos.:

Part of LANV 0077 993 003

Part of LANV 0077 093 002



00997 OCT 15 2009

TERMINATION OF DECEDENT'S PROPERTY INTEREST

3700017

REGISTER'S OFFICE WAUKESHA COUNTY, WI RECORDED ON

10-15-2009 3:10 PM

JAMES R. BEHREND REGISTER OF DEEDS

REC. FEE: 25.00 REC. FEE-CO: REC. FEE-ST: TRAN. FEE: TRAN. FEE-STATE: PAGES: 8

Use black ink

DECEDENT'S NAME: J. Dale Dawson; DATE OF DEATH: July 5, 2008; ADDRESS OF DECEDENT AT DATE OF DEATH: 8200 South 68th Street; CITY: Franklin; ST: WI; ZIP: 53132

PRESENTATION OF DEATH CERTIFICATE #2511; I certify that I have viewed a certified copy of the decedent's death certificate; REGISTER OF DEED'S SIGNATURE: Shane A. Stoy; DATE: 10-15-09

Recording area

Name and return address: Karla S. Wyse, Reinhart Boerner Van Deuren s.c., P.O. Box 2965, Milwaukee, WI 53201-2965

Part of LANV 0077 993 003; Part of LANV 0077 093 002

Parcel Identification Number

25/8

Interest in property is terminated under (please check appropriate statute):

[X] s. 867.045 which pertains to property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate.

[ ] s. 867.046 which pertains to property of a decedent specified in a marital property agreement; survivorship marital property; or a third party confirmation.

Presentation of recorded document establishing interest in real estate.

DOCUMENT #: See Attached Exhibit A; VOLUME/REEL; PAGE/IMAGE; RECORDS/DEEDS

Description of the real estate.

[X] See Attached

See Attached Exhibit B



Description of personal property (if any) being transferred.

You may list savings accounts, checking accounts and securities on attached pages. Indicate person(s) receiving property.

DECLARATION: I (We) declare that this document is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes.

(If more space is needed, attach pages.)

Table with 3 columns: Name and Address, Applicant's Interest in Property, Applicant Signature (Notarized). Row 1: Gudrun Dawson, Spouse, Gudrun Dawson. Includes notary seal for Jennifer R. Behrend.

This document was drafted by: (print or type name below)

Karla S. Wyse

STATE OF WISCONSIN, County of Milwaukee

Subscribed and sworn to before me on: September 9, 2009

by the above named person(s): Gudrun Dawson

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)

Print or type name: Jennifer R. Behrend

Title: Notary

Date commission expires: 15 years

NOTE: SEE DIRECTIONS. Wisconsin Register of Deeds Association Form HT-110 Version 3/2007

THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

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**EXHIBIT A**

Document No.	Volume/Reel	Page/Image
1318774	710	691
1864280	1749	0174
1864281	1749	0175
1869842	1761	0729
1901238	1823	0014

**EXHIBIT B**

All of the decedent's right, title and interest in the following parcel:

Lot 1 of Certified Survey Map No. 10,349 recorded on February 16, 2007 in the Office of the Register of Deeds as Document No. 3458892, Part of the NW 1/4, NE 1/4, SE 1/4 and SW 1/4 of the NE 1/4 and NE 1/4 and SE 1/4 of the NW 1/4 of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin.

Excepting therefrom the land conveyed by warranty deed from J. Dale Dawson and Gudrun E. Dawson, husband and wife, to Waukesha County, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 4, 1999 as Document No. 2425977.

0999 OCT 15 85

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

208/5  
2/5/85  
1318774

1318774

REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. } SS

208/5

This Deed, made between HARRY LIND and DOROTHY V. LIND, husband and wife

1985 OCT 28 PM 12:58

and J. DALE DAWSON and GUDRUN E. DAWSON, husband and wife

REEL 710 IMAGE 691

*Capital City*

Witnesseth, That the said Grantor, for a valuable consideration

REEL 710 IMAGE 691

conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin:

RETURN TO SCHOBER & RADTKE S.C.  
P. O. Box 65  
New Berlin, WI 53151

TRANSFER  
\$ 150.00  
FEE

Tax Parcel No: LANV 077.991

That part of the Northwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty (20), Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the North one-quarter corner of Section 20, Township 8 North, Range 20 East; thence East on the North line of said one-quarter section, 613.70 feet to the point of beginning of the premises herein described; thence continuing East on said North line, 129.30 feet; thence South 01 degrees 07 minutes West 256.30 feet; thence West, 129.30 feet; thence North 01 degrees 07 minutes East, 256.30 feet to the place of beginning.

THE FOLLOWING RIGHTS OF GRANTORS MAY NOT BE ASSIGNED AND THE PREMISES MAY NOT BE RENTED. GRANTORS RETAIN THE RIGHT TO USE THE DWELLING ON SUBJECT PREMISES UP TO AND INCLUDING OCTOBER 31, 1995. UNTIL SUCH TIME GRANTORS SHALL PAY ALL INSURANCE PREMIUMS FOR FIRE, EXTENDED COVERAGE AND LIABILITY INSURANCE ON THE PREMISES, NAMING GRANTEE AS ADDITIONAL INSURED. GRANTORS SHALL FURTHER MAINTAIN THE HOUSE ON THE PREMISES. GRANTORS SHALL ALSO PAY ALL REAL ESTATE TAXES. GRANTORS SHALL ANNUALLY PROVIDE GRANTEE WITH A STATEMENT THAT TAXES HAVE BEEN PAID AND PROVIDE GRANTEE WITH A DECLARATION OF INSURANCE INDICATING COVERAGE FOR THE PREMISES FOR BOTH GRANTOR AND GRANTEE.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging; And HARRY LIND and DOROTHY V. LIND, husband and wife warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except as to municipal and zoning ordinances and easements and restrictions of record, if any

and will warrant and defend the same.

Dated this \_\_\_\_\_ day of October, 1985

(SEAL) *Harry Lind* (SEAL)  
Harry Lind  
(SEAL) *Dorothy V. Lind* (SEAL)  
Dorothy V. Lind

AUTHENTICATION

Signature(s) *Harry Lind Dorothy Lind*  
I, *T. Michael Schober*,  
authenticated this *23rd* day of *October*, 19*85*.  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN }  
County. } ss.  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ the above named \_\_\_\_\_  
to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY  
ATTORNEY T. MICHAEL SCHOBER

Notary Public \_\_\_\_\_ County, Wis.

UB  
1318774  
448161

20-8-20  
1749-0174

DOCUMENT NO.  
1864280

STATE BAR OF WISCONSIN FORM 1 - 1982  
WARRANTY DEED

THIS INSTRUMENT MUST BE RECORDED WITHIN 90 DAYS OF RECORDING DATE

REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. } SS

93 JUL 23 AM 9:57  
1749-0174

1864280

1864280

This Deed, made between  
Richard J. Scheiber and Janis Scheiber, a/k/a  
Janice Scheiber,  
husband and wife,  
and  
J. Dale Dawson and Gudrun Dawson,  
husband and wife,

Witnesseth, That the said Grantor, for a valuable consideration....

conveys to Grantee the following described real estate in Waukesha  
County, State of Wisconsin:

RETURN TO John H. Niebler  
P. O. Box 444  
Maconesee Falls, WI 53052

Tax Parcel No: 77-994-001

A parcel of land in the Northeast one quarter (1/4) of the Northeast  
one quarter (1/4) of Section Twenty (20), in Township Eight (8) North  
Range Twenty (20) East, in the Village of Lannon, County of Waukesha,  
State of Wisconsin, described as follows:  
Commencing at the Northeast corner, Section 20-8-20, thence Westerly  
on the North line of the Northeast 1/4 of said Section, 821.00 feet;  
thence Southerly on the centerline of Willow Lane, 630.20 feet to the  
point of beginning of this description; thence continuing Southerly  
on said centerline 310.00 feet; thence Westerly at right angles to  
said Street, 170.52 feet; thence Northerly and parallel to said  
street, 310.00 feet; thence Easterly at right angles to street, 170.52  
feet to the point of beginning. Reserving the Easterly 30 feet for  
street purposes.

7069 N. Willow Lane  
Lannon, Wisconsin

JUL 23 1993

TRANSFER  
\$450.00  
FEE

This is homestead property.  
(Is)

Together with all and singular the hereditaments and appurtenances thereto belonging:  
And Richard J. Scheiber and Janis Scheiber, a/k/a Janice Scheiber,  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal  
and zoning ordinances, recorded easements for public utilities,  
recorded building and use restrictions and covenants,  
and will warrant and defend the same.

Dated this 22nd day of July, 1993.

(SEAL) Richard J. Scheiber (SEAL)  
Richard J. Scheiber  
(SEAL) Janis Scheiber (SEAL)  
Janis Scheiber  
a/k/a Janice Scheiber

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Richard J. Scheiber and  
Janis Scheiber (a/k/a Janice Scheiber)

STATE OF WISCONSIN

authenticated this 22 day of July, 1993.

Personally came before me this day of  
1993, the above named

John H. Niebler  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 700.08, Wis. Stats.)

to me known to be the person who executed the  
foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAWN BY

John H. Niebler

Notary Public  
My Commission is permanent (if not, state expiration  
date: )

\*Name of person acting in any capacity should be typed or printed below their signature.

100 | OCT 15 83

ON

507/5 HX

DOCUMENT NO. STATE BAR OF WISCONSIN FORM 1982 WARRANTY DEED

1864281

This Deed, made between Donald James Scheiber and Richard Joseph Scheiber

J. Dale Dawson and Gudrun Dawson, husband and wife

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin:

REGISTRAR'S OFFICE WISCONSIN COUNTY, WIS. FILED FOR

53 JUL 23 AM 10:00 1749-0175

John H. Niebler

1864281

Notary Public John H. Niebler P. O. Box 444 Menom. Falls, WI 53052

L.A.N.V. 77 994

1864281

All that part of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 8 North, Range 20 East, in the Village of Lannon, County of Waukesha, State of Wisconsin, more particularly described as follows: Commencing at the Northwest corner of the Northeast 1/4 of Northeast 1/4, Section 20, Town and Range aforesaid and running thence south on the 1/8 line 1323.9 feet; thence East at right angles 438 feet; thence North to the center of the Highway 1316.2 feet to a point 468 feet East of the said Northwest corner of Northeast 1/4 of Northeast 1/4 of Section 20, in Township 8 North, Range 20 East, in the Village of Lannon, County of Waukesha, State of Wisconsin, and described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 20, Township 8 North, Range 20 East; thence Westerly on the North line of the Northeast 1/4 of said Section 821.00 feet, thence Southerly on the centerline of Willow Lane, 630.20 feet to the point of beginning of this description; thence continuing Southerly on said centerline 310.00 feet; thence Westerly at right angles to said street, 170.52 feet; thence Northerly and parallel to said street 310.00 feet; thence Easterly at right angles to street 170.52 feet to the point of beginning. Reserving the Easterly 30 feet for street purposes.

This is not a homestead property.

Together with all and singular the hereditaments and appurtenances therunto belonging; And Donald James Scheiber and Richard Joseph Scheiber warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal building and use restrictions and covenants, and will warrant and defend the same.

Dated this 22nd day of July 1993 Richard Joseph Scheiber (SEAL) Richard Joseph Scheiber Janis Scheiber, Spouse of Richard Joseph Scheiber

July 1993 Donald James Scheiber (SEAL) Donald James Scheiber Sandra Scheiber, Spouse of Donald James Scheiber

TRANSFER \$ 55.00 FEE

AUTHENTICATION

Signature(s) of Richard Joseph Scheiber, STATE OF WISCONSIN Donald James Scheiber, Janis Scheiber and Sandra Scheiber

authenticated this 22nd day of July 1993

John H. Niebler John H. Niebler

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 706.04, Wis. Stats.)

THIS INSTRUMENT WAS DRAWN BY John H. Niebler

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

ACKNOWLEDGMENT

Personally came before me this day of 1993, the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public County, Wis. My Commission is permanent. (If not, state expiration date: 1993)

\* Names of persons obtaining in any capacity should be typed or printed below their signatures.

DOCUMENT NO  
1869842

STATE OF WISCONSIN  
WARRANTY DEED

THIS STATE INSTRUMENT FOR RECORDING DATE

REGISTER'S OFFICE  
COUNTY OF WAUKESHA  
93 AUG 11 PM 12:16  
P# 11761 M# 0729

208/5  
1869842

This Deed, made between Wislano Stone Co., Inc.

Grantor,  
and J. Dale Dawson and Gudrun Dawson, husband and wife

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin

return to John Njebler, Esq.  
Post Office Box 444  
Menomonee Falls, WI 53052-0444

Tax Parcel No LANY 78-500

TRANSFER  
\$600.00  
FEE

See attached Exhibit A.

D. VENTZ

AUG 11 1993

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereto belonging;

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants and general taxes levied in the year of closing

and will warrant and defend the same.

Dated this 11th day of August, 1993

Wislano Stone Co., Inc.

By: Nancy M. Mansavage (SEAL)  
Nancy M. Mansavage, Vice President

AUTHENTICATION

Signature(s) of Nancy M. Mansavage, Vice President of Wislano Stone Co., Inc.

Subscribed this 11th day of August, 1993

John P. Yentz  
MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY Attorney John P. Yentz

von Briesen & Purtell, S.C.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County ss.  
Personally came before me this day of 19 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public County, Wis.  
My Commission is permanent (If not, state expiration date: 19)

Names of parties signing in any capacity should be typed or printed below their signatures.

EXHIBIT A

1761 0730

Exhibit 4 Waukesha 20-8-20

All that part of the East One-half (1/2) of the Northwest One-quarter (1/4) of Section Twenty (20) in Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, County of Waukesha, State of Wisconsin, described as follows, to-wit:

Commencing on the Northwest corner of said section 20; thence along the North line of said Section 20 North, 87°45' East 1732.2 feet to the place of beginning; thence Southeasterly to an included angle of 91°12', 828 feet; thence Easterly at a right angle, 313.87 feet; thence Southeasterly at an included angle of 114°56'30", 380.8 feet to a point; thence Easterly at an included angle of 107°47', 12.9 feet to a point; thence Northwesterly at an included angle of 88°08'30", 347.9 feet to a point; thence Easterly at an included angle of 80°59' 408.8 feet to a point in the North 1/4 line of said Section; thence North along said North 1/4 line 811 feet to a point in the North line of said Section; thence West along said North line 872.3 feet to the place of beginning.

Also a parcel in the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty (20) in Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of Section 20, in Township 8 North, Range 20 East, thence South 89°02'35" West on the North line of the Northwest 1/4 of said Section 872.30 feet, thence South 02°09'25" East - 828.10 feet to the point of beginning of this description. Thence North 87°50'35" East, 839.64 feet, thence South 00°08'18" West on the North 1/4 line of said Section 150.12 feet, thence South 87°50'35" West 833.63 feet, thence North 02°09'25" West - 150.00 feet to the point of beginning.

Excepting therefrom the following described parcel: That part of the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty (20), in Township Eight (8) North, Range Twenty (20) East, in the Village of Lannon, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of Section 20, in Township 8 North, Range 20 East, thence South 89°02'35" West on the North line of the Northwest 1/4 of said Section 872.30 feet, thence South 02°09'25" East - 828.10 feet, thence North 87°50'35" East 313.82 feet to the point of beginning of this description. Thence Southeasterly (interior angle 65°03'30") 380.80 feet, thence Northeasterly (interior angle 107°47') 12.90 feet, thence Northwesterly (interior angle 88°08'30") 347.90 feet, thence South 87°50'35" West to the point of beginning.

0208/5 H

1901238

Document No. 1901238

WARRANTY DEED

1901238

REGISTRAR'S OFFICE  
WISCONSIN COUNTY WISCONSIN

93 NOV 10 AM 8:02  
REC'D 1823 0014

*John P. Heitmann*  
REGISTRAR

THIS DEED, made between Loretta Heidtmann, individually, and Loretta C. Heidtmann, Trustee of the Heidtmann Trust dated June 25, 1993, Grantors, and Gudrun Dawson and J. Dale Dawson, Grantee(s).  
WITNESSETH, That the said Grantor(s), for a valuable consideration One Dollar and other good and valuable consideration conveys to Grantee(s) the following described real estate in Waukesha County, State of Wisconsin:

TRANSFER  
\$675.00  
FEE

Record to  
John P. Heitmann  
P.O. Box 454  
Menomonie Falls, WI 53052-0444

Tax Parcel No: LANV 078.478

EGC: FAIG: P: CSK: W/14 20-8-20

All that part of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 20, Town 8 North, Range 20 East, Village of Lannon, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northwest Quarter (NW 1/4) of Section 20; thence North 89°02'35" East along the north line of said Northwest Quarter (NW 1/4) 1302.965 feet; thence South 00°19'36" West along the west line of the East Half (E 1/2) of said Northwest Quarter (NW 1/4) 210.00 feet to the place of beginning of the lands herein to be described; thence South 00°19'36" West along said west line 2440.35 feet; thence North 89°03'03" East along the south line of said Northwest Quarter (NW 1/4) 1311.675 feet to the southeast corner of said Northwest Quarter (NW 1/4); thence North 00°08'18" East along the east line of said Northwest Quarter (NW 1/4) 1689.75 feet; thence South 87°50'35" West 833.63 feet; thence North 02°09'25" West 978.10 feet; thence South 89°02'35" West along the north line of said Northwest Quarter (NW 1/4) 166.665 feet; thence South 00°19'36" West 180.00 feet; thence South 89°02'35" West 15.00 feet; thence South 00°19'36" West 30.00 feet; thence South 89°02'35" West 249.00 feet to the place of beginning.

This is homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and Loretta C. Heidtmann warrant(s) that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of the closing and will warrant and defend the same.

Dated this 9th day of NOVEMBER, 1993.

*Loretta C. Heidtmann*  
Loretta C. Heidtmann  
Trustee of the Heidtmann Trust dtd. 6/25/93

*Loretta Heidtmann*  
Loretta Heidtmann

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
                                  )ss  
WALKESHA COUNTY      )

Personally came before me this 9th day of NOVEMBER, 1993 the above named Loretta C. Heidtmann to me known to be the person who executed the foregoing instrument and acknowledged the same.

*David E. Wells*  
Notary Public David E. Wells  
Waukesha County, Wisconsin  
My commission: *permanent*

NOV 10 1993

This instrument was drafted by  
DAVID E. WELLS, MCLARIO & HELM, S.C.  
N88 W16783 Main Street, Menomonie Falls, Wisconsin 53051



0963 OCT 15 8

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

Document Name



3700009

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

10-15-2009 2:48 PM

JAMES R. BEHREND  
REGISTER OF DEEDS

REC. FEE: 4.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE: 66.24  
TRAN. FEE-STAT: 264.96  
PAGES: 1

THIS DEED, made between Gudrun Dawson

("Grantor," whether one or more), and Virgil Dawson or his successors as trustee of the Dawson Trust

("Grantee," whether one or more).  
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The Southeast 1/4 of Section 20, Township 8 North, of Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin.

Recording Area

Name and Return Address

Karla S. Wyse  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2965  
Milwaukee, WI 53201-2965

MNFV 0080 999

Parcel Identification Number (PIN)

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

Pol  
11  
1

TRANSFER  
\$ 331.20  
FEE

Dated this 9 day of September, 2009

Gudrun Dawson  
\* Gudrun Dawson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN

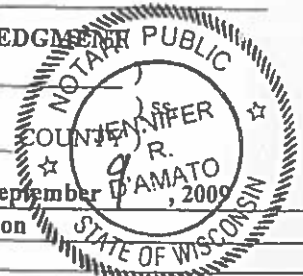
MILWAUKEE

Personally came before me on September 9, 2009  
the above-named Gudrun Dawson

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

Notary Public, State of WISCONSIN

My commission (is permanent) (expires: \_\_\_\_\_)



TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:

Jennifer R. D'Amato

Reinhart Boerner Van Deuren s.c.

(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.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

\*Type name below signatures.

11 14 63 JUL - 09



WC3674828-001

State Bar of Wisconsin Form 7 - 2003

TRUSTEE'S DEED

Document Name

3674828  
REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

07-06-2009 3:22 PM

JAMES R. BEHREND  
REGISTER OF DEEDS

REC. FEE: 4.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 1

THIS DEED, made between Gudrun Dawson  
as Trustee of Dale and Gudrun Dawson Joint Revocable  
Trust ("Grantor," whether one or more),  
and Gudrun Dawson

\_\_\_\_\_  
("Grantee," whether one or more).  
Grantor conveys to Grantee, without warranty, the following described real  
estate, together with the rents, profits, fixtures and other appurtenant  
interests, in Waukesha County, State of Wisconsin  
("Property") (if more space is needed, please attach addendum):  
The Southeast 1/4 of Section 20, Township 8 North,  
Range 20 East, Village of Menomonee Falls, Waukesha  
County, Wisconsin.

Recording Area

Name and Return Address  
Kathryn Marek  
Reinhart Boerner Van Deuren s.c.  
1000 North Water Street, Ste 1700  
Milwaukee, WI 53202

FEE  
# 77.25(9)  
EXEMPT

MNFV 0080 999

Parcel Identification Number (PIN)

Exempt: 77.25(9)

Dated June 3, 2009  
Gudrun Dawson (SEAL)  
\* Gudrun Dawson \*

\_\_\_\_\_  
\* \_\_\_\_\_ (SEAL) \*  
\_\_\_\_\_ (SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_  
\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Kathryn A. Marek

ACKNOWLEDGMENT

STATE OF WISCONSIN  
\_\_\_\_\_) ss.  
Waukesha COUNTY)  
Personally came before me on 6/3/09,  
the above-named Gudrun Dawson

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

Kathryn A. Marek  
\* Kathryn A. Marek \*  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 12/20/2012)

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

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

TRUSTEE'S DEED STATE BAR OF WISCONSIN FORM No. 7-2003

# 36

TERMINATION OF DECEDENT'S  
PROPERTY INTEREST

1459 JUL-68

3674827

Use black ink

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

07-06-2009 3:22 PM

JAMES R. BEHREND  
REGISTER OF DEEDS

REC. FEE: 25.00  
REC. FEE-CO:  
REC. FEE-ST:  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 4

DECEDENT'S NAME J. DALE DAWSON	DATE OF DEATH JULY 5, 2008		
ADDRESS OF DECEDENT AT DATE OF DEATH 8200 SOUTH 68 <sup>TH</sup> STREET FRANKLIN, WI 53132	CITY	ST	ZIP

**PRESENTATION OF DEATH CERTIFICATE #2511 MILW HEALTH**  
I certify that I have viewed a certified copy of the decedent's death certificate.

*Sharon A. Noy*  
REGISTER OF DEEDS SIGNATURE  
Deputy Waukesha County

7-6-09  
DATE

Recording area

Interest in property is terminated under (please check appropriate statute):

s. 867.045 which pertains to property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate. (You must provide a copy of the document establishing interest in property.)

s. 867.046 which pertains to property of a decedent specified in a marital property agreement; survivorship marital property; or a third party confirmation. (You must provide a copy of the document establishing interest in property.)

Name and return address:

Kathryn Marek  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2965, Milwaukee, WI 53201

MNFV 0080 999

Parcel Identification Number



WC3674827-004

Presentation of recorded document establishing interest in real estate.

DOCUMENT # 728411	VOLUME/REEL 1145	PAGE/IMAGE 270	RECORDS/DEEDS
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Description of the real estate.

See Attached

The Southeast 1/4 of Section 20, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin.

Description of personal property (if any) being transferred.

You may list savings accounts, checking accounts and securities on attached pages. Indicate person(s) receiving property.

**DECLARATION:** I(We) declare that this document is, to the best of my(our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes.  
(If more space is needed, attach pages.)

Name and Address (List all remaindermen/ beneficiaries)	Applicant's Interest in Property (ie: spouse, remainderman)	Applicant Signature(Notarized) (Print or type name below signature)	Date
Dale and Gudrun Dawson Joint Revocable Trust	Trustee	<i>Gudrun Dawson</i>	6/2/09

This document was drafted  
by: (print or type name below)  
Kathryn A. Marek

STATE OF WISCONSIN, County of  
Subscribed and sworn to before me on:

by the above named person(s):

*Malwaukee*  
*June 2, 2009*  
Gudrun F. Dawson

NOTE: SEE DIRECTIONS.  
Wisconsin Register of Deeds  
Association Form HT-110  
Website Version 03/2007

Signature of Notary or other person  
authorized to administer an oath (as per  
s 706.06, 706.07)

Print or type name:

Title: Paralegal

*Kathryn A. Marek*  
Kathryn A. Marek

Date Commission Expires: 10/28/2012

THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

# 30

728411

INSTRUMENT Made this 4<sup>th</sup> day of December A. D. 1968  
Florence A. Becker,

part Y of the first part, and  
Irla Dawson,

part Y of the second part,  
Witnesseth, That the said part Y of the first part, for and in consideration  
of the sum of One Dollar (\$1.00) and other good and  
valuable consideration

to her in hand paid by the said part Y of the second part, the receipt  
whereof is hereby confessed and acknowledged, his given, granted, bargained, sold, remise, released, aliened,  
conveyed and confirmed, and by these presents do es give, grant, bargain, sell, remise, release, alien, convey, and  
confirm unto the said part Y of the second part, his heirs and assigns forever, the following  
described real estate, situated in the County of Waukesha and State of Wisconsin, to wit:

The Southeast 1/4 of Section 20, Township 8 North, of Range  
20 East, Waukesha, Wisconsin.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise  
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part Y of the  
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and  
their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto  
the said part Y of the second part, and to his heirs and assigns FOREVER.

And the said Florence A. Becker

for herself and her heirs, executors and administrators, do es covenant, grant, bargain, and  
agree to and with the said part Y of the second part, his heirs and assigns; that at the time of the  
executing and delivery of these presents she is well seized of the premises above described, as of a  
good, sure, perfect, absolute and indefeasible estate of inheritance in the law; in fee simple, and that the same are  
free and clear from all incumbrances whatever, except municipal and zoning ordinances  
and easements and restrictions of record

and that the above bargained premises in the quiet and peaceable possession of the said part Y of the second  
part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part  
thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said part Y of the first part has hereunto set her hand and  
seal this 4<sup>th</sup> day of December A. D. 19 68.

SIGNED AND SEALED IN PRESENCE OF

Darryl K. Nevers  
Darryl K. Nevers  
Irving W. Zirbel  
Irving W. Zirbel

Florence A. Becker (SEAL)  
Florence A. Becker (SEAL)

State of Wisconsin, Waukesha County, } Personally came before me, this 4<sup>th</sup> day of December, A. D., 1968,  
the above named Florence A. Becker

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

THIS INSTRUMENT WAS DRAFTED BY

Irving W. Zirbel

NOTARY  
SEAL

GORDON H. SMITH, Jr. Notary Public  
Notary Public, Waukesha County, Wisconsin  
Permanent Commission  
My commission expires (if) 1971



728411

No. \_\_\_\_\_

FLORENCE A. BECKER

TO

J. DALE DAMSON

### Warranty Deed

This instrument should be immediately filed on file to avoid loss of record title.

This space reserved for Registrar of Deeds

REGISTRAR'S OFFICE  
Washington Co., Wis.

730411

RECEIVED FOR RECORD THE 28th DAY OF  
DECEMBER A.D. 1968 AT 3:36  
O'CLOCK P.M. AND RECORDED IN VOL. 1145  
OF \_\_\_\_\_

Return to  
*Florence A. Becker*  
*J. Dale Damson*

This Deed, made between **Thomas G Pickhardt**, a single person Grantor and  
**The Dawson Trust** Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of One Dollar (\$1.00) and other good and valuable consideration conveys to

Grantee the following described real estate in Waukesha County, State of Wisconsin:

Recorded Electronically  
ID 4385130  
County Waukesha  
Date 03-01-2019 Time 9:39AM  
Simplifile.com 800.460.5857

RETURN TO  
The Dawson Trust c/o Amy Schobor  
2835 S. Moorland Rd  
New Berlin, WI 53151

Tax Parcel No. MNFV 0082.982, LANV 0077.988  
This ~~is~~ is not homestead property.

SEE ATTACHED LEGAL DESCRIPTION

Grantor warrants that the title is good, indefeasible in fee simple 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 hereof, and will warrant and defend the same.

Dated: 2/21/2019  
Thomas G. Pickhardt  
Thomas G Pickhardt, by Julie Pickhardt, POA  
by Julie Pickhardt (POA)

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this on \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by § (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY:  
Julie Pickhardt

ACKNOWLEDGEMENT

State of CO  
SS:  
Boulder County  
Personally came before me on 21 FEB 19, the  
above named **JULIE PICKHARDT** known to be the person(s) who  
executed the foregoing instrument and acknowledge the same.  
[Signature]  
Notary Public Boulder County, CO  
My Commission is permanent.  
If not, state expiration date: 05-04-21

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

STEVE KIM  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20114050711  
MY COMMISSION EXPIRES JUNE 4, 2021

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 20-8-20 AND THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 21-8-20, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST ¼ CORNER, SECTION 20-8-20, THENCE NORTH 88° 56' 30" WEST ON THE EAST ¼ LINE OF SAID SECTION 1301.00 FEET, THENCE NORTH 02° 20' 30" EAST 1325.50 FEET, THENCE SOUTH 89° 23' EAST - 1301.65 FEET, THENCE SOUTH 89° 45' EAST 402.70 FEET, THENCE SOUTH 02° 21' WEST - 80.00 FEET, THENCE NORTH 89° 45' WEST 58.13 FEET, THENCE SOUTH 02° 21' WEST - 300.00 FEET, THENCE SOUTH 89° 45' EAST 330.43 FEET, THENCE SOUTH 02° 21' WEST ON C/L OF MARCY ROAD 952.27 FEET, THENCE SOUTH 89° 58' WEST ON THE WEST ¼ LINE OF SECTION 21-8-20 675.13 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING PORTION OF SAID PREMISES HERETOFORE SOLD TO J. DALE DAWSON:

THAT PART OF THE NE ¼ OF SECTION 20, T8N. R 20 E. VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE E ¼ CORNER, SEC. 20-8-20, THENCE N. 88° 56' 30" W. 801.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING N. 88° 56' 30" W. 499.37 FEET, THENCE N. 02° 20' 30" E. 1325.50 FEET, THENCE S. 89° 23' E. 490.00 FEET, THENCE S. 01° 56' W. 1329.10 FEET TO THE POINT OF BEGINNING.

This Deed, made between **Thomas G Pickhardt**, a single person Grantor and  
**The Dawson Trust** Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of One Dollar (\$1.00) and other good and valuable consideration conveys to

Grantee the following described real estate in Waukesha County, State of Wisconsin:

Recorded Electronically  
ID 4385130  
County Waukesha  
Date 03-01-2019 Time 9:39AM  
Simplifile.com 800.460.5857

RETURN TO  
The Dawson Trust c/o Amy Schobor  
2835 S. Moorland Rd  
New Berlin, WI 53151

Tax Parcel No. MNFV 0082.982, LANV 0077.988  
This ~~is~~ is not homestead property.

SEE ATTACHED LEGAL DESCRIPTION

Grantor warrants that the title is good, indefeasible in fee simple 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 hereof, and will warrant and defend the same.

Dated: 2/21/2019  
Thomas G. Pickhardt  
Thomas G Pickhardt, by Julie Pickhardt, POA  
By Julie Pickhardt (POA)

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this on \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by § (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY:  
Julie Pickhardt

ACKNOWLEDGEMENT

State of CO  
SS:  
Boulder County  
Personally came before me on 21 FEB 19, the  
above named **JULIE PICKHARDT** known to be the person(s) who  
executed the foregoing instrument and acknowledge the same.  
[Signature]  
Notary Public Boulder County, CO  
My Commission is permanent.  
If not, state expiration date: 05-04-21

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

STEVE KIM  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20114050711  
MY COMMISSION EXPIRES JUNE 4, 2021



**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 20-8-20 AND THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 21-8-20, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST ¼ CORNER, SECTION 20-8-20, THENCE NORTH 88° 56' 30" WEST ON THE EAST ¼ LINE OF SAID SECTION 1301.00 FEET, THENCE NORTH 02° 20' 30" EAST 1325.50 FEET, THENCE SOUTH 89° 23' EAST - 1301.65 FEET, THENCE SOUTH 89° 45' EAST 402.70 FEET, THENCE SOUTH 02° 21' WEST - 80.00 FEET, THENCE NORTH 89° 45' WEST 58.13 FEET, THENCE SOUTH 02° 21' WEST - 300.00 FEET, THENCE SOUTH 89° 45' EAST 330.43 FEET, THENCE SOUTH 02° 21' WEST ON C/L OF MARCY ROAD 952.27 FEET, THENCE SOUTH 89° 58' WEST ON THE WEST ¼ LINE OF SECTION 21-8-20 675.13 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING PORTION OF SAID PREMISES HERETOFORE SOLD TO J. DALE DAWSON:

THAT PART OF THE NE ¼ OF SECTION 20, T8N. R 20 E. VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE E ¼ CORNER, SEC. 20-8-20, THENCE N. 88° 56' 30" W. 801.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING N. 88° 56' 30" W. 499.37 FEET, THENCE N. 02° 20' 30" E. 1325.50 FEET, THENCE S. 89° 23' E. 490.00 FEET, THENCE S. 01° 56' W. 1329.10 FEET TO THE POINT OF BEGINNING.

STATE BAR OF WISCONSIN FORM 5 - 1982  
PERSONAL REPRESENTATIVE'S DEED

DOCUMENT NO.

4421229

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

September 13, 2019 12:26 PM  
James R Behrend  
Register of Deeds

1 PG  
TOTAL FEE: \$30.00  
TRANS FEE: \$495.00

Book Page -



THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Mr. Virgil Dawson  
3044 Bark Lake Rd.  
Hubertus, WI 53033

LANV 0078.499

PARCEL IDENTIFICATION NUMBER

CHRISTINE BROWN

DENNIS H. HANSEN

("Decedent"),

for a valuable consideration conveys, without warranty, to

THE DAWSON TRUST

Grantee,

the following described real estate in Milwaukee County,  
State of Wisconsin (hereinafter called the "Property"):

That part of the Northwest 1/4 of the Northwest 1/4 of  
Section 20, Township 8 North, Range 20 East, in the  
Village of Lannon, Waukesha County, Wisconsin  
described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of  
Section 20, in Township 8 North, Range 20 East of the 4th Principal Meridian in  
the Town of Menomonee, now known as Village of Lannon, thence East 16 rods (264  
feet) along the North line of said Section; thence 10 rods (165 feet) South; thence  
16 rods (264 feet) West; thence 10 rods (165 feet) North along the East line of the  
Northwest 1/4 of the Northwest 1/4 to the place of beginning. Together with those  
lands conveyed in Deed recorded February 14, 1992 in Reel 1422, Image 488 as  
Document No. 1705654.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately  
prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated this 23rd day of August, 2019

(SEAL)

Christine Marie Brown PR (SEAL)

Personal Representative

\* Christine Brown  
Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Christine Brown

State of Wisconsin,

ss.

authenticated this 23rd day of August, 2019

Personally came before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, the above named

\* Paul E. Petterson

TITLE: MEMBER STATE BAR OF WISCONSIN

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

to me known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Paul E. Petterson, Attorney at Law

\* \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wis.  
My commission is permanent. (If not, state expiration date:  
\_\_\_\_\_, 19\_\_\_\_.)

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

\* Names of persons signing in any capacity should be typed or printed below their signatures.

## **2. Map with 300' residential and quarry neighbors**



Notes:

- 300' Residential & Quarry Neighbors
- Property Boundaries

Amendment Map



PMG

April 11, 2020

Rev. 1

Sheet  
1



**3. Names and addresses of property owners within 300'**

**Property Owner**

Halquist Stone Co, Inc.  
Beverly M Felten  
Edward T Leising and Angela C Leising  
Allen E Bargaquast  
Marjorie Mercer  
LANNON DEVELOPMENT GROUP LLC  
LANNON DEVELOPMENT GROUP LLC  
Gordon Ceasar  
Anthony F Rossi  
Michael Wick and Jean Wick  
Jennifer M Wand  
Jonathan C Pfeifer  
James Brown and Lori Brown

**Property Address**

18900 W Good Hope Rd.  
19822 W Good Hope Rd. Lannon, WI 53046  
20080 W Good Hope Rd. Lannon, WI 53046  
20114 W Good Hope Rd. Lannon, WI 53046  
20101 W Good Hope Rd. Lannon, WI 53046  
20179 W Good Hope Rd. Lannon, WI 53046  
Not Assigned  
W204N6758 Lannon Rd. Menomonee Falls, WI 53051  
18993 W Good Hope Rd. Lannon, WI 53046  
7118 Willow Ln. Lannon, WI 53046  
7066 Willow Ln. Lannon, WI 53046  
7046 Willow Ln. Lannon, WI 53046  
18821 Good Hope Rd. Lannon, WI 53046

**Owner Address**

PO Box 308 Sussex, WI 53089  
19822 W Good Hope Rd. Lannon, WI 53046  
20080 W Good Hope Rd. Lannon, WI 53046  
20114 W Good Hope Rd. PO Box 23 Lannon, WI 53046  
20101 W Good Hope Rd. PO Box 502 Lannon, WI 53046  
PO Box 35186 Charlotte, NC 28235  
N86W14041 Beacon St. Menomonee Falls, WI 53051  
W204N6758 Lannon Rd. Menomonee Falls, WI 53051  
18993 W Good Hope Rd. Lannon, WI 53046  
7118 Willow Ln. Lannon, WI 53046  
7066 Willow Ln. Lannon, WI 53046  
7046 Willow Ln. Lannon, WI 53046  
18821 Good Hope Rd. Lannon, WI 53046