

Special Warranty Deed

THIS DEED, made between Village of Allouez (“Grantor”) and St. Joseph Real Estate Services Corporation (“Grantee”). Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Brown County, State of Wisconsin (“Property”):

SEE EXHIBIT A ATTACHED HERETO.

The property described in the attached Exhibit A and being part of Tax Key No. AL-50-10 shall be attached to and become part of the abutting land owned by the Grantee, which abutting land bears Tax Key No. AL-50-08.

Name and Return Address:

Parcel Identification Number:
A portion of AL-50-10

This is not homestead property.

WITNESSETH:

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor only, 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 other matters, and general taxes levied in 2022 and all subsequent years.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused its duly authorized officer to execute and deliver this Special Warranty Deed as of this ____ day of _____, 2022.

GRANTOR:

Village of Allouez

By: _____
Name: _____
Its: _____

State of Wisconsin)
) ss.
County of Brown)

Personally came before me on _____, 2022, the above-named
_____, as _____ of Village of Allouez, to me
known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____

Notary Public, State of Wisconsin
My Commission expires: _____

This Instrument Drafted By:

Leah R. Wyant, Esq.
Wyant Law Offices, S.C.
601 Lake Avenue, Suite 100
Racine, WI 53403

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

LEGAL DESCRIPTION OF THE PROPERTY

Part of Parcel B, Volume 2, Certified Survey Maps, Page 195, Map Number 447, Document Number 644539, located in part of Private Claim 14, East Side of Fox River, Village of Allouez, Brown County, Wisconsin more fully described as follows:

Commencing at Brown County Surveyor ID point 30E/F-22/23(2); thence N26°32'09"E, 252.36 feet on a line that connects said ID point 30E/F-22/23(2) and Brown County Surveyor ID Point 30E/F-22/23(1) to the westerly extension of the northerly right of way of East St. Joseph Street; thence S63°47'57"E, 77.95 feet on said westerly extension to the easterly right of way of South Webster Avenue - a.k.a. C.T.H. 'X'; thence N26°30'43"E, 334.17 feet on said easterly right of way to the southerly line of lands described in Document Number 2139800; thence on said southerly line S63°49'00"E, 7.50 feet to the POINT OF BEGINNING; thence S26°30'43"W, 65.00 feet on a line that is 7.50 feet easterly of and parallel to said easterly right of way; thence S63°49'00"E, 165.22 feet to the easterly line of the west 173 feet of said Parcel B; thence N26°28'45"E, 65.00 feet on said easterly line to said southerly line of lands described in Document Number 2139800; thence N63°49'00"W, 165.18 feet on said southerly line to the Point of Beginning.