

FRIENDS OF THE STURGEON
BAY PUBLIC WATERFRONT,
SHAWN M. FAIRCHILD,
CARRI ANDERSSON,
LINDA COCKBURN,
RUSS COCKBURN,
KATHLEEN FINNERTY,
and
CHRISTIE WEBER,

Case No. 16-CV-23
Code: 30701

Plaintiffs,

vs.

CITY OF STURGEON BAY,
a Wisconsin municipal corporation,
and
WATERFRONT REDEVELOPMENT AUTHORITY
OF THE CITY OF STURGEON BAY
a municipal redevelopment authority,

Defendants.

AFFIDAVIT OF MARY BETH PERANTEAU

STATE OF WISCONSIN }
 }
COUNTY OF DANE } SS.

MARY BETH PERANTEAU, first being duly sworn under oath, subscribes and states as follows:

1. I am an attorney with the law firm of Wheeler, Van Sickle & Anderson, S.C. counsel for Plaintiffs in the above referenced matter.
2. On or about May 8, 2015, I ordered a title report for the property located at 100 East Maple Street in the City of Sturgeon Bay, Tax Parcel No. 281 2415090101 ("Parcel 100") from Knight-Barry Title Services, LLC, of Green Bay, Wisconsin. Attached hereto as Exhibit 1 is a true and correct copy of the Knight-Barry title report and copies of deeds and other recorded instruments in the chain of title.

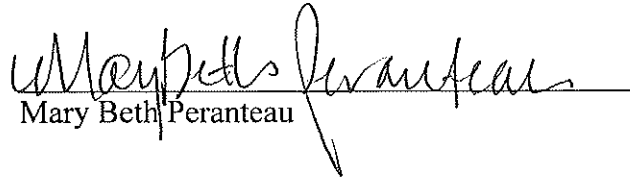
3. The chain of title provided by Knight-Barry Title Services for Parcel 100 (Exhibit 1) of record with the Door County Register of Deeds' office shows the following:
 - a. The City of Sturgeon Bay claims title the portion of Parcel 100 between the northeast boundary of Parcel 92 and the waters of Sturgeon Bay by quit claim deed from the Door County Cooperative dated February 3, 1964, as part of an "exchange of lands."
 - b. That portion of Parcel 100 obtained from the Door County Cooperative as described above was determined to be located below the Ordinary High Water Mark (OHWM) of Lake Michigan (and accordingly title belongs to the State as trustee under the public trust doctrine) per the "WDNR Determination of Concurrence With the Approximate Ordinary High Water Mark for the City of Sturgeon Bay West Side Waterfront Project" recorded on October 28, 2014, in the Door County Register of Deeds' office as Document No. 782928 ("WDNR Concurrence").
 - c. The City claims title the area of Parcel 100 shown and described in the WDNR Concurrence by quit claim deed from itself dated November 12, 2014, which deed states that it was "*executed and recorded in connection with the document known as ... for the purpose of verifying the location of the Ordinary High Water Mark of Sturgeon Bay and confirming that the City of Sturgeon Bay is the riparian owner of the Property legally described herein.*"
 - d. There is no record of title to the remaining area of Parcel 100 not described in either of the deeds described above.
4. On or about May 8, 2015, I ordered a title report for the City-owned property at 92 East Maple Street in the City of Sturgeon Bay, Tax Parcel No. 281-12-10080101 ("Parcel 92") from Knight-Barry Title of Green Bay, Wisconsin. On or about May 21, 2015, I ordered additional deed copies going further back in the chain of title. Attached hereto as Exhibit 2 is a true and correct copy of the Knight Barry title report and copies of deeds and other recorded instruments in the chain of title.
5. The recorded deeds and instruments from the Door County Register of Deeds' office provided with the Knight-Barry title report for Parcel 92 (Exhibit 2) show the following chain of title:
 - a. Parcel 92 was purchased by the City of Sturgeon Bay from Freedom Bank under a special warranty deed dated December 19, 2012.
 - b. Freedom Bank obtained title to Parcel 92 in a Door County foreclosure action captioned Freedom Bank v. Fair Oaks Corporation, Case No. 09-CV-12, by a Sheriff's deed dated November 11, 2009.
 - c. Parcel 92 was surveyed on behalf of the Door County Cooperative and deeded by the Door County Cooperative to the Fair Oaks Corporation by warranty deed dated February 8, 2007.

- d. Door County Cooperative obtained title to the bulk of the property constituting Parcel 92 from Stanley and Lucile Brandeis by warranty deed dated June 9, 1953. Three additional parcels making up the southeastern edge of Parcel 92 were quit claimed to Door County Cooperative by a succession of conveyances from the City of Sturgeon Bay dated December 5, 1956, February 6, 1964 (as part of an “exchange of lands”) and November 29, 1974 (warranty deed).
- e. Stanley and Lucile Brandeis obtained title to the property they subsequently conveyed to the Door County Cooperative from various competing claimants, including Monroe Teweles, Sol E. Teweles and Dorothy Teweles (collectively “Teweles”) by quit claim deeds from Teweles and other settling defendants in March and April 1953, and from the non-settling defendants based on a judgment entered June 4, 1953 in a quiet title action among the claimants captioned *Brandeis v. Greenwood, et al.* The State was not a party to that action.
- f. Stanley and Lucile Brandeis’ original claim to title was based on a warranty deed from Irma Brandeis, child of Fannie Brandeis, and her husband Isidore Brandeis dated April 18, 1944.
- g. Fannie Brandeis obtained title by warranty deed from Arthur Teweles dated January 15, 1938, which deed included “*all the land in Block Eight (8) [of the Plat of Bay View] formerly owned by A.W. Lawrence, Sr. and used and occupied by him for planing mill, elevator, dock and warehouse purposes and all the buildings thereon...*”
- h. Isidore Brandeis and Arthur Teweles obtained title to the property by warranty deed from A.W. Lawrence, Jr. dated May 18, 1903, which deed included “*all the land in said Block eight (8) formerly owned by A.W. Lawrence, Sr. and used and occupied by him for planing-mill, elevator, dock and warehouse purposes, and all the buildings thereon...*”
- i. A.W. Lawrence, a creditor of Charles Martin, obtained title to the property mortgaged to him by Charles Martin, which at that time was in the Fourth Ward of the City of Sturgeon Bay, in a foreclosure action by Sheriff’s deed dated June 15, 1897.
- j. Charles Martin obtained title from Henry and Elizabeth Harris by warranty deed dated November 24, 1891, including Lots 4-7, Block 8 of the Village of Bay View “*together with the steam boat dock and warehouse thereon, built upon the above described lots and extending therefrom into the waters of Sturgeon Bay.*”
- k. Henry Harris obtained title to all of the lots in the Village of Bay View owned by Joseph Harris, Sr. at the time of his death, “*including all buildings and docks situated thereon,*” by warranty deed dated June 14, 1890, from the executors of Harris Sr.’s estate.

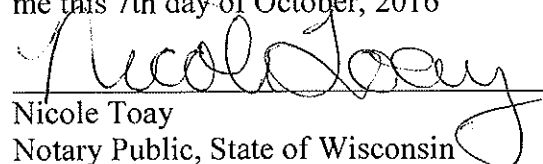
6. Attached hereto as Exhibit 3 is a true and correct copy of a newspaper article published in the Republican on January 28, 1892, under the heading "From the Fourth Ward," which reports that workmen have been "engaged in getting the Harris dock and warehouse property ready for use next spring," that the *"dock is to be extended out into the bay seventy-five feet further, and the warehouse will be moved out nearly this far and placed on a solid foundation. The portion of the dock next to the shore is being torn up it being the intention to fill in the whole property with refuse from the shingle mill, thus making the approach to the dock permanent..."*
7. Attached hereto as Exhibit 4 is a true and correct copy of a newspaper article published in the Republican on February 18, 1892, under the heading "From the Fourth Ward," which reports that *"[q]uite a force of men are employed on Chas. I. Martin's dock making the necessary improvement."* The article reports that *"[t]he clippings from the shingle mill are being dumped on the property and the shoal water will all be filled in making a solid lot of the whole place."*
8. Attached hereto as Exhibit 5 is a true and correct copy of a newspaper article published in the Door County Democrat on October 22, 1904, with the header "Teweles & Brandeis, Produce Buyers, Do Big Business in This City. Owners of Large Warehouse and Valuable Dock Property," which reports on the dock and structures utilized by the company: "The dock has a frontage of 140 feet, and extends 150 feet out from the shore," and includes two large warehouses "one at the end of the dock" and the other "running along the south side of the dock."
9. Attached hereto as Exhibit 6 is a true and correct copy of a newspaper article published in the Door County Democrat on September 16, 1905, with the header "West Side" which reports: *"Teweles & Brandeis are engaged in filling in around their dock property for the purpose of making a roadway along the railroad tracks and to their pea warehouse."*
10. Attached hereto as Exhibit 7 is a true and correct copy of a newspaper article published in the Door County Democrat on March 21, 1908, with the header "Sawyer News." The article reports that *"The Sawyer Lumber Co. are rebuilding about one hundred feet of Teweles & Brandeis' dock, which is used by the former firm for unloading lumber from boats. The repairs are temporary as the owners of the property are planning on filling in under the structure with stone in the near future will make a permanent job of it."*
11. Attached hereto as Exhibit 8 is a true and correct copy of a newspaper article published in the Door County Democrat on June 14, 1912, under the header "New Offices and Warehouses." The article reports that *"Teweles & Brandeis will extend the dock 100 feet or more toward the shore on the south side and dredge a channel alongside to the sufficient depth to permit vessels to land at any point along the waterfront."*
12. Attached hereto as Exhibit 9 is a true and correct copy of newspaper article published in the Door County Democrat on March 27, 1914, under the header "Local News," which reports: *"Teweles & Brandeis have the dock in front of their elevator ready to be filled in with stone."*

13. Attached hereto as Exhibit 10 is a true and correct copy of a newspaper article published in the Sturgeon Bay Advocate on July 23, 1914, under the header "West Side." The article reports: *"Teweles & Brandeis will fill in their dock property on the southwest extending it to the street line. This will necessitate the removal of the boathouses at the foot of Maple Avenue..."*
14. The newspaper articles attached as Exhibits 3 through 10 were obtained from the Door County Library's online archive of historic newspapers, available at: <http://pubinfo.co.door.wi.us:8080/jsp/RcWebBrowseCollections.jsp> (last visited October 6, 2016).
15. Attached hereto as Exhibit 11 are true and correct copies of the following aerial photographs:
 - a. Exhibit 11-A is a view looking north, with the west waterfront of Sturgeon Bay in the left foreground, showing the Teweles & Brandeis dock and grain elevator directly south of the old railroad bridge. Source: 1930 Sturgeon Bay High School Yearbook scanned from the original in the Laurie History Room archives of the Door County Library, Sturgeon Bay, Wisconsin.
 - b. Exhibit 11-C is more distant view of the area of the Teweles & Brandeis dock and grain elevator south of the old railroad bridge and newer steel bridge surrounded by open water on three sides. Source: USDA-AAA June 12, 1938 Aerial Photos, scanned from original print at Door County Soil and Water Conservation Department.
 - c. Exhibit 11-C is an aerial dating from the same era (based on , looking north with the west side of Sturgeon Bay in the foreground, showing the Teweles & Brandeis dock and grain elevator at the lower left of the photograph south of the railroad bridge and steel bridge. Source: Scanned photo from the archives of the Door County Historical Museum, Sturgeon Bay, Wisconsin.
16. Attached hereto as Exhibit 12 are excerpts of the deposition transcript and Exhibits 4, 5, 7, 12, 13 and 15, identified in the deposition of City of Sturgeon Bay Community Development Director Martin Olejniczak, taken under oath on September 26, 2016.
17. Attached hereto as Exhibit 13 are excerpts of the transcript and Exhibits 1 and 5 identified in the September 20, 2016 deposition of former WDNR Waterway and Wetland Policy Coordinator Heidi Kennedy, who served in that position from August 2013-October 2015, and was the principal author of the WDNR Concurrence.
18. Attached hereto as Exhibit 14 is a true and correct copy of a map of 92-100 East Maple Street and surrounding area created based on digital data maintained on the website of the Door County Geographic Information Systems/Land Information Office. The map was created by accessing the website at: <http://map.co.door.wi.us/> and selecting the map layer for "Prior Landfill" in the dropdown menu under "Conservation."

19. This Affidavit is made in support of Plaintiffs' motion for summary judgment in the above-captioned action.


Mary Beth Peranteau

Subscribed and sworn to before
me this 7th day of October, 2016


Nicole Toay
Notary Public, State of Wisconsin
My Commission expires 3/6/2018

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LETTER REPORT OF TITLE

File Number: 769591L



Knight Barry Title Services LLC
840 Willard Dr, Suite 102
Green Bay, WI 54304
920-965-1102
Fax:920-965-1104

Refer Inquiries to: Patrick Thomas (patrick@knightbarry.com)
Completed on:5/8/15 10:42 am
Last Revised on:5/8/15 10:42 am
Printed on:5/8/15 10:43 am

Applicant Information

Mary Beth Peranteau
Wheeler, Van Sickle & Anderson SC
25 W Main Street
Madison, WI 53703

Sales Representative: June Potter

Property Information

(Note: values below are from the tax roll)

Owner(s) of record: City of Sturgeon Bay

Property address: 100 East Maple Street, Sturgeon Bay, WI 54235

Land value: \$0.00

Improvement value: \$0.00

Total value: \$0.00

Fair market value: \$0.00

Legal description: Part of Document Nos. 318850 and 783268, excepting part of Document No. 580907. A survey will be needed for an accurate legal description for the subject property.

Tax Key No: 281-2415090101

Mortgages, Judgments, Liens, Taxes

1. Taxes for this property are EXEMPT.
2. Agreement and other matters contained in the instrument recorded December 12, 1944 In Vol. 21 Mis. Records, Page 497 as Document No. 243965 .
3. Easements, restrictions and other matters shown on Certified Survey Map No. 2483 recorded February 9, 2009 as Document No. 725179 .
4. WDNR Determination of Concurrence with the Approximate Ordinary High Water Mark for the City of Sturgeon Bay West side Waterfront Project and other matters contained in the instrument recorded October 28, 2014 as Document No. 782928 . Contains Plat of Survey as well
5. AT&T Wisconsin Easement and other matters contained in the instrument recorded April 16, 2007 as Document No. 705441 .
6. Resolution Designating proposed boundaries of Redevelopment Project Area and other matters contained in the instrument recorded October 1, 1992 in Vol. 506, Page 285 as Document No. 515659 .
7. Easements, restrictions and other matters shown on Plat of Survey filed on October 27, 1994 as Plat of Survey No. 15312.

Other Matters and Footnotes





Knight Barry Title Services LLC
840 Willard Dr, Suite 102
Green Bay, WI 54304
920-965-1102
Fax:920-965-1104

Refer Inquiries to: Patrick Thomas (patrick@knightbarry.com)
Completed on:5/8/15 10:42 am
Last Revised on:5/8/15 10:42 am
Printed on:5/8/15 10:43 am

Recordable documents must be delivered to the address shown on the top of this report.

In accordance with applicant's request, we have made a search of the records in the various public offices of Door County, and find (i) title to the property described above to be in the owner or owners of record set forth above and (ii) no change of record affecting such property, since the above-mentioned owners of record took title through 5/6/15 at 8:00 am , the effective date of this report, except those matters shown above

Please read the "Terms and Conditions - Letter Report of Title" set forth on the Knight Barry Title Group website at www.knightbarry.com/termsletterreport (the "Terms and Conditions"). By accepting this Letter Report of Title, you represent that you have read and understand the Terms and Conditions and that you agree to be bound by the Terms and Conditions. The Knight Barry Title Group reserves the right to update the Terms and Conditions as necessary - it is your responsibility to review them periodically.



INVOICE

File #: 769591L



Knight Barry Title Services LLC
840 Willard Dr, Suite 102
Green Bay, WI 54304
Phone: 920-965-1102
Fax: 920-965-1104

Refer Inquiries to: Patrick Thomas (patrick@knightbarry.com)
Completed on: 5/8/15 10:42 am
Last Revised on: 5/8/15 10:42 am
Printed on: 5/8/15 10:43 am

BILL TO	ACCOUNT REPRESENTATIVE
Wheeler, Van Sickle & Anderson SC Mary Beth Peranteau 25 W Main Street Madison, WI 53703 mperanteau@wheelerlaw.com	June Potter

DESCRIPTION	TOTAL
1 - Letter Report Fee Buyer/Borrower: City of Sturgeon Bay Address: 100 East Maple Street, Sturgeon Bay, WI 54235	\$200.00
1 - Copy Charges	\$34.00
	\$234.00



Make all checks payable to Knight Barry Title Services LLC
Return a copy of this invoice with remittance to the address shown above.
Thank you for your business!

318850 Vol. 152 Page 89

THIS INSTRUMENT, made by Door County Cooperative, a Corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, Grantor, of Door County, Wisconsin, hereby quit claims to the City of Sturgeon Bay, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Grantee, of Door County, Wisconsin, for the sum of One Dollar (\$1.00) and other valuable considerations the following tract of land in Door County, State of Wisconsin:

A tract of land in Lots 1, 2, 3, 4, 5, 6 and 7, Block 8, Bay View Plat, City of Sturgeon Bay, Door County, Wisconsin, more particularly described as follows:

Starting at a point where the East line of Neenan Avenue intersects the North line of Maple Avenue, thence proceeding west along the North line of Maple Avenue 160 feet to the Southwest corner of Lot 2, Block 8, Bay View Plat, thence North 33° 52' East 352.0 feet to the point of beginning, thence North 47° 18' West along a line which is parallel to and approximately 75 feet Southwesterly of the proposed shore and dock line to the Northwesterly property line of the Door County Cooperative property as recorded in Volume 91, Page 433, Door County Records, thence Northeastly along the extension of the Northwesterly property line of the Door County Cooperative property as recorded in Volume 91, Page 433, Door County Records, to the waters of Sturgeon Bay, thence Southeastly along the waters of Sturgeon Bay to a point which is North 33° 52' East from the point of beginning, thence South 33° 52' West to the point of beginning, together with all riparian rights.

Whereas Grantor and Grantee are exchanging lands at this time, it is agreed and understood by the parties hereto that as a part of the consideration for such exchange:

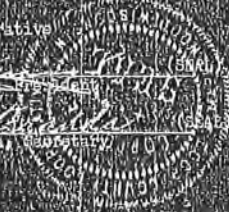
1. Grantee herein agrees that it will not erect, or construct any buildings upon the parcel above described, nor will it bring or move such structures upon the land excepting with the consent of Grantor.

2. Grantor agrees that in the event it shall desire to sell all or any part of the premises owned by it as described at Volume 91 of Deeds, page 433 and Volume 108 of Deeds, page 206, it will give the Grantee herein the first opportunity to purchase at the same price, under the same terms and conditions as the same shall be offered to any other person, firm or corporation.

IN WITNESS WHEREOF, the said Door County Cooperative, party of the first part, has caused these presents to be signed by Waldo Krueger, its President and countersigned by George Franda, its Secretary, at Sturgeon Bay, Door County, Wisconsin, and its corporate seal to be hereunto affixed, this 3rd day of February, A. D., 1964.

Door County Cooperative

By Waldo Krueger
Waldo Krueger, President
Countersigned
By George Franda
George Franda, Secretary



SIGNED AND SEALED IN THE PRESENCE OF

Ellis F. Tipler
Ellis F. Tipler
Sven V. Kirkegaard
Sven V. Kirkegaard

For Commencement of Right of 1st Refusal. See Doc # 702860

VOL. 152 PAGE 80
STATE OF WISCONSIN
DOOR COUNTY

Personally came before me this 2nd day of February
A.D. 1964 the above named Waldo Krueger, President, and George F. Prida,
Secretary of the above named Corporation, to me known to be the persons
who executed the foregoing instrument and acknowledged the same, and to
me known to be such President and Secretary of said Corporation, and
acknowledged that they executed the foregoing instrument as such officers
as a deed of said Corporation, by its authority.

Received for Record this 6th day of
February A.D. 1964 at
Wausau, Wisconsin

Waldo Krueger George F. Prida
President Secretary
Notary Public in and for the State of Wis.
My Commission is Permanent

This instrument was drafted by Herman J. Teasum.

11
100
320
PK

DOC#: 782928



Recorded
OCT. 28, 2014 AT 09:50AM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount Paid: \$30.00

Tract Indexed

Recording Area

Name and Return Address

Attorney James R. Smith
Pinkert Law Firm LLP
454 Kentucky St., P.O. Box 89
Sturgeon Bay, WI 54235

281-24-15090101

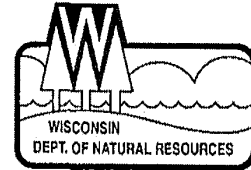
Parcel Identification Number (PIN)

WDNR DETERMINATION OF CONCURRENCE
WITH THE APPROXIMATE ORDINARY HIGH
WATER MARK FOR THE
CITY OF STURGEON BAY
WEST SIDE WATERFRONT PROJECT

Drafted by:
Michael L. Bruhn
Director of Policy and External Affairs
State of Wisconsin
Department of Natural Resources
101 South Webster Street, Box 7921
Madison, WI 53707-7921
Telephone: 608-266-2621

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 20th, 2014

Attorney James R. Smith
Pinkert Law Firm, LLP
454 Kentucky St.
P.O. Box 89
Sturgeon Bay, WI 54235-0089

Re: WDNR Determination of Concurrence with the approximate Ordinary High Water Mark for the City of Sturgeon Bay West Side Waterfront Project

Dear Mr. Smith:

At your request I have reviewed the attached "Plat of Survey," dated October 2, 2014, prepared by Baudhuin Inc. and certified by Wisconsin land surveyor Michael G. McCarty (Survey), depicting the approximate location of the ordinary high water mark (OHWM) with respect to an area located in downtown Sturgeon Bay. The Survey is attached hereto as Exhibit A and incorporated herein by reference. The City of Sturgeon Bay (City) is seeking to establish its property rights with respect to the area legally described on attached Exhibit B which is incorporated herein by reference (the "Parcel").

Under the public trust doctrine, the state holds title to the beds of all natural lakes, including Lake Michigan, in trust for the public. See, Wis. Const., Art. 9, §1. In addition, the Wisconsin Department of Natural Resources (DNR) holds the authority, as the central unit of government regulating waters of the state, to make the determination of the location of the OHWM. The OHWM determination for this site not only defines the extent of state title, it also establishes the jurisdictional authority of the DNR by defining the boundary between the bed and bank of Lake Michigan for the Parcel.

Typically, an OHWM concurrence would require a DNR expert to conduct a field analysis of the physical characteristics of the shore for the purpose of verifying the point on the bank or shore where water has left a distinct mark—the OHWM. Due to historic filling of public lakebed, the location of the OHWM could not be determined by DNR in the routine course. Instead, DNR reviewed several historic maps in order to analyze the historic evolution of the shoreline.

In 1955, the City of Sturgeon Bay established a bulkhead line ordinance, which was approved by the Public Service Commission (the predecessor to DNR with respect to OHWM responsibilities). Despite the 1955 bulkhead approval, the land filled did not conform as nearly as practicable to the shore and was not accompanied by a lakebed lease issued by Board of Commission of Public Lands (BCPL) pursuant to Wis. Stat. §24.39(4). Because the 1955 bulkhead was inconsistent with the requirements of Wis. Stat. §30.11(2), it did not come into force. The 1955 bulkhead file, however, contained a map which provided a depiction of the shoreline in 1955, which included an unusual bay-like feature. It is the DNR's understanding that the approximate location of the OHWM in the Plat of Survey described above was based upon the location of the shoreline in the 1955 map.

DNR was able to review a 1925 U.S. War Department map image (1925 Map) that provided water depths in the Sturgeon Bay area. At that time, the Parcel was not dry land but was actually under the waters of Sturgeon Bay. The 1925 Map illustrates that the Parcel was bookended by an abutment labeled L.M. Washington Dock and designated as Mill Refuse on the southeastern side and a dock structure labeled Teweles & Brandeis on the northwestern side. The Parcel area between the two solid structures in the 1925 Map appears to have been a shallow bay of 2 ft. water depth. In my opinion, the Parcel area would have filled with sediment slowly over the

course of time between the 1925 Map and the 1955 Bulkhead Map. The gradual addition of soil to the shallow area shown in the 1925 Map should be considered accretion and would extend the riparian title out to the OHWM.

The DNR has been working with the City on its proposal to redevelop the portion of the downtown area located above the approximate OHWM with a private retail facility and a public promenade and other public features below the OHWM. The DNR has reviewed the attached Survey and concurs with the approximate location of the OHWM with respect to the Parcel. It is DNR's understanding that the City of Sturgeon Bay is the riparian owner with respect to the Parcel. By execution of this document, the DNR concurs that title to the Parcel above the OHWM will rest in the City due to its status as the adjacent riparian owner. Below the OHWM, the proposed uses contemplated by the City must remain consistent with the public trust uses that allow for public use and enjoyment of the navigable waters of Lake Michigan.

The DNR appreciates the opportunity to work with you in protecting Wisconsin's public trust resources and your cooperation.

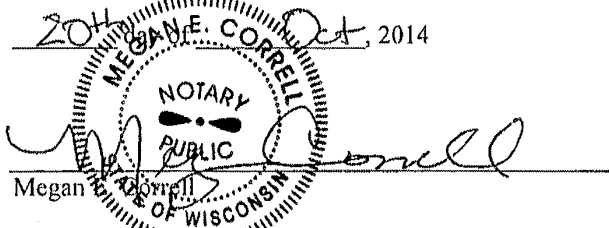
Sincerely, -



Michael L. Bruhn
Director of Policy and External Affairs

Subscribed and sworn to before me this

20th Oct, 2014



Megan
My Commission is permanent.

Plat of Survey

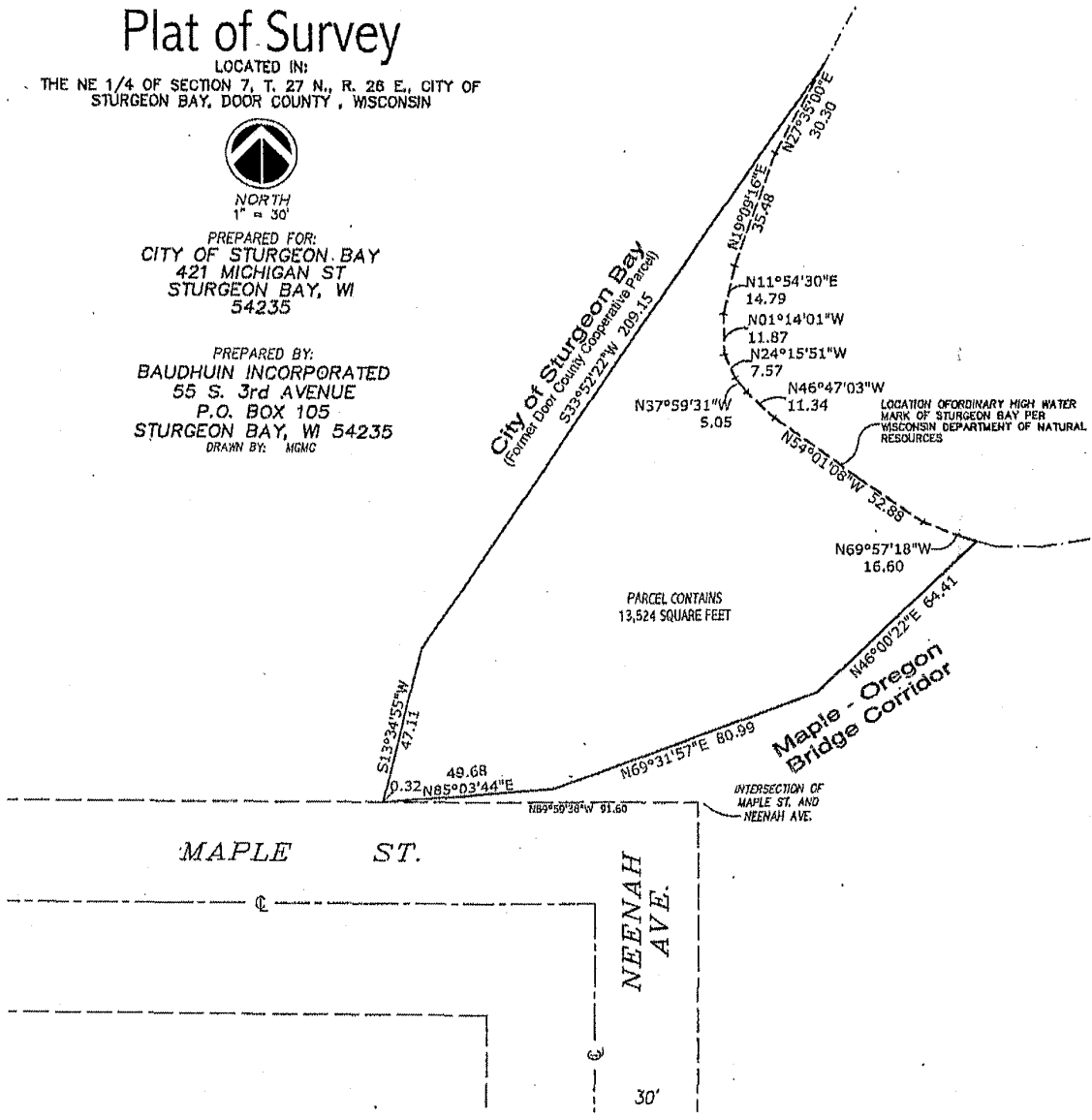
LOCATED IN:
THE NE 1/4 OF SECTION 7, T. 27 N., R. 26 E., CITY OF
STURGEON BAY, DOOR COUNTY, WISCONSIN



NORTH
1" = 30'

PREPARED FOR:
CITY OF STURGEON BAY
421 MICHIGAN ST
STURGEON BAY, WI
54235

PREPARED BY:
BAUDHUIN INCORPORATED
55 S. 3rd AVENUE
P.O. BOX 105
STURGEON BAY, WI 54235
DRAWN BY: MGMC



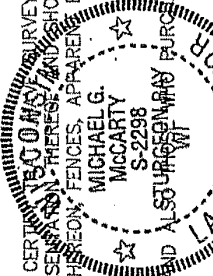
Description:

A parcel of land located in the NE 1/4 of Section 7, T. 27 N., R. 26 E., City of Sturgeon Bay, Door County, Wisconsin, bounded and described as follows:

Commencing at the intersection point of the east line of Neenah Avenue and the north line of Maple Street, thence N. 89°59'38" W., 91.60 feet along the north line of Maple Street to the point of beginning of lands to be described; thence N85°03'44"E -- 49.68 feet; thence N69°31'57"E -- 80.99 feet; thence N46°00'22"E -- 64.41 feet to the approximate ordinary high water mark of Sturgeon Bay as determined by the Wisconsin Department of Natural Resources; thence along said ordinary high water mark as follows: N69°57'18"W -- 16.60 feet; thence N54°01'08"W -- 52.88 feet; thence N46°47'03"W -- 11.34 feet; thence N37°59'31"W -- 5.05 feet; thence N24°15'51"W -- 7.57 feet; thence N01°14'01"W -- 11.87 feet; thence N11°54'30"E -- 14.79 feet; thence N19°09'16"E -- 35.48; thence N27°35'00"E -- 30.30 feet; thence leaving said ordinary high water mark S33°52'22"W -- 209.15 feet; thence S13°34'55"W -- 47.11 feet to the aforementioned north line of Maple Street; thence S89°59'38"E -- 0.32 feet along said north line to the point of beginning. Said parcel contains 13,524 square feet.

SURVEYOR'S CERTIFICATE:

I, MICHAEL G. MC CARTY, REGISTERED LAND SURVEYOR FOR BAUDHUIN INCORPORATED, HEREBY CERTIFY THAT I HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP IS A TRUE REPRESENTATION AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.



THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO FOR ANY PURCHASE, MORTGAGE, OR INSURE THE TITLE THERETO.

DATED THIS 2nd DAY OF October 2014
Michael G. McCarty
MICHAEL G. MC CARTY S-2298

DOC# : 782928
JOB NO. 15587

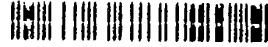
CAD : DWG\DWG\DOC CO-OP 15587\587-1.dwg
SHEET 1 OF 1



2

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

DOC#: 783268



Recorded
NOV. 12, 2014 AT 10:40AM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

Document Number

Document Name

THIS DEED, made between City of Sturgeon Bay, a Wisconsin municipal corporation

("Grantor," whether one or more), and City of Sturgeon Bay, a Wisconsin municipal corporation

("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 Door County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LEGAL DESCRIPTION ON ADDENDUM A ATTACHED HERETO AND MADE A PART HEREOF.

This deed is executed and recorded in connection with the document known as "WDNR Determination of Concurrence With the Approximate Ordinary High Water Mark for the City of Sturgeon Bay West Side Waterfront Project" recorded on October 28, 2014 in the Office of the Register of Deeds for Door County, Wisconsin as Document No. 782928, for the purpose of verifying the location of the Ordinary High Water Mark of Sturgeon Bay and confirming that the City of Sturgeon Bay is the riparian owner of the Property legally described herein.

Fee Amount Paid: \$30.00

Tract Indexed

Recording Area

Name and Return Address
Attorney James R. Smith
Pinkert Law Firm LLP
454 Kentucky St., P.O. Box 89
Sturgeon Bay, WI 54235

281-24-15090101

Parcel Identification Number (PIN)

This is not homestead property.
(is not)

This document is exempt from the transfer fee and real estate transfer return since it is not a conveyance by definition per Section 77.21(1) of the Wisconsin Statutes.

Dated 11/4/2014

(SEAL) Thad G. Birmingham (SEAL)
* By: Thad G. Birmingham, Mayor

(SEAL) Stephanie L. Reinhardt (SEAL)
* By: Stephanie L. Reinhardt, Clerk

AUTHENTICATION

Signature(s) _____
authenticated on _____

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

THIS INSTRUMENT DRAFTED BY:
Attorney James R. Smith
Pinkert Law Firm LLP Sturgeon Bay WI 54235

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss. Seal
DOOR COUNTY) Affixed

Personally came before me on 11/4/2014,
the above-named Thad G. Birmingham and Stephanie L. Reinhardt

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

Laurie A. Spittlemeier
* Laurie A. Spittlemeier
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 02-08-2015)

(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.

F:\Clients\Sturgeon Bay-City\Property\West Side Waterfront\Title Issues\QCD - City to City - per 10-02-14 Baudhuin.docx
/mah

INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

**ADDENDUM A TO QUIT CLAIM DEED
GRANTOR: CITY OF STURGEON BAY
GRANTEE: CITY OF STURGEON BAY**

A parcel of land located in the NE 1/4 of Section 7, T. 27 N., R. 26 E., City of Sturgeon Bay, Door County, Wisconsin, bounded and described as follows:

Commencing at the intersection point of the east line of Neenah Avenue and the north line of Maple Street, thence N. $89^{\circ}59'38''$ W., 91.60 feet along the north line of Maple Street to the point of beginning of lands to be described; thence $N85^{\circ}03'44''$ E -- 49.68 feet; thence $N69^{\circ}31'57''$ E -- 80.99 feet; thence $N46^{\circ}00'22''$ E -- 64.41 feet to the approximate ordinary high water mark of Sturgeon Bay as determined by the Wisconsin Department of Natural Resources; thence along said ordinary high water mark as follows: $N69^{\circ}57'18''$ W -- 16.60 feet; thence $N54^{\circ}01'08''$ W -- 52.88 feet; thence $N46^{\circ}47'03''$ W -- 11.34 feet; thence $N37^{\circ}59'31''$ W -- 5.05 feet; thence $N24^{\circ}15'51''$ W -- 7.57 feet; thence $N01^{\circ}14'01''$ W 11.87 feet; thence $N11^{\circ}54'30''$ E -- 14.79 feet; thence $N19^{\circ}09'16''$ E -- 35.48 feet; thence $N27^{\circ}35'00''$ E -- 30.30 feet; thence leaving said ordinary high water mark $S33^{\circ}52'22''$ W -- 209.15 feet; thence $S13^{\circ}34'55''$ W -- 47.11 feet to the aforementioned north line of Maple Street; thence $S89^{\circ}59'38''$ E -- 0.32 feet along said north line to the point of beginning.

Said parcel contains 13,524 square feet.

(this page intentionally blank)



Knight Barry Title Services LLC
 840 Willard Dr, Suite 102
 Green Bay, WI 54304
 920-965-1102
 Fax:920-965-1104

Refer Inquiries to: Patrick Thomas (patrick@knightbarry.com)
 Completed on:5/8/15 10:08 am
 Last Revised on:5/8/15 10:08 am
 Printed on:5/8/15 10:09 am

Applicant Information

Mary Beth Peranteau Wheeler, Van Sickle & Anderson SC 25 W Main Street Madison, WI 53703	Sales Representative:June Potter
---	----------------------------------

Property Information (Note: values below are from the tax roll)

Owner(s) of record:City of Sturgeon Bay	
Property address:92 East Maple Street, Sturgeon Bay, WI 54235	
Land value: \$0.00	Improvement value: \$0.00
Total value: \$0.00	Fair market value: \$0.00
Legal description: See "Exhibit C" attached	
Tax Key No: 281-1210080101	

Mortgages, Judgments, Liens, Taxes

1. Taxes for this property are EXEMPT.
2. Easements, Restrictions, agreements and other matters contained in the instrument recorded February 13, 2007 as Document No. 703688 .
3. Utilities Easement and other matters contained in the instrument recorded June 21, 1985 in Vol. 385, Page 311 as Document No. 453764 .
4. Resolution designating proposed boundaries of Redevelopment Project Area and other matters contained in the instrument recorded October 1, 1992 in Vol. 506, Page 285 as Document No. 515659 .
5. Declaration of Restrictions and other matters contained in the instrument recorded October 23, 1997 in Vol. 634, Page 777 as Document No. 568662 .
6. Declaration of Restrictions and other matters contained in the instrument recorded February 12, 1998 in Vol. 644, Page 131 as Document No. 572236 .
7. AT&T Wisconsin Easement and other matters contained in the instrument recorded April 16, 2007 as Document No. 705441 .
8. Easements, restrictions and other matters shown on Plat of Survey filed on February 9, 2007 as Plat of Survey #7591.

Other Matters and Footnotes

--





Knight Barry Title Services LLC
840 Willard Dr, Suite 102
Green Bay, WI 54304
920-965-1102
Fax:920-965-1104

Refer Inquiries to: Patrick Thomas (patrick@knightbarry.com)
Completed on:5/8/15 10:08 am
Last Revised on:5/8/15 10:08 am
Printed on:5/8/15 10:09 am

Recordable documents must be delivered to the address shown on the top of this report.

In accordance with applicant's request, we have made a search of the records in the various public offices of Door County, and find (i) title to the property described above to be in the owner or owners of record set forth above and (ii) no change of record affecting such property, since the above-mentioned owners of record took title through 5/6/15 at 8:00 am , the effective date of this report, except those matters shown above

Please read the "Terms and Conditions - Letter Report of Title" set forth on the Knight Barry Title Group website at www.knightbarry.com/termsletterreport (the "Terms and Conditions"). By accepting this Letter Report of Title, you represent that you have read and understand the Terms and Conditions and that you agree to be bound by the Terms and Conditions. The Knight Barry Title Group reserves the right to update the Terms and Conditions as necessary - it is your responsibility to review them periodically.



INVOICE

File #: 769587L



Knight Barry Title Services LLC
840 Willard Dr, Suite 102
Green Bay, WI 54304
Phone: 920-965-1102
Fax: 920-965-1104

Refer Inquiries to: Patrick Thomas (patrick@knightbarry.com)
Completed on: 5/8/15 10:08 am
Last Revised on: 5/8/15 10:08 am
Printed on: 5/8/15 10:09 am

BILL TO	ACCOUNT REPRESENTATIVE
Wheeler, Van Sickle & Anderson SC Mary Beth Peranteau 25 W Main Street Madison, WI 53703 mperanteau@wheelerlaw.com	June Potter

DESCRIPTION	TOTAL
1 - Letter Report Fee Buyer/Borrower: City of Sturgeon Bay Address: 92 East Maple Street, Sturgeon Bay, WI 54235	\$200.00
1 - Copy Charges	\$56.00
	\$256.00



Make all checks payable to Knight Barry Title Services LLC
Return a copy of this invoice with remittance to the address shown above.
Thank you for your business!

Being a part of Lot One (1), Block Nine (9), according to the recorded Plat of Harris First Addition and also a part of Lots One (1), Six (6) and Seven (7), Block Eight (8) of Bay View Plat, and all of Lots Two (2), Three (3), Four (4) and Five (5), Block Eight (8), of Bayview Plat, and part of Subdivision 76, all in the Northeast Quarter (NE 1/4), Section Seven (7), Township Twenty-seven (27) North, Range Twenty-six (26) East, in the City of Sturgeon Bay, Door County, Wisconsin, described as follows:

Commencing at the intersection point of the East line of Neenah Avenue and the North line of Maple Street; thence North 89 deg. 59 min. 38 sec. West, 91.92 feet along the North line of Maple Street to the point of beginning of lands to be described; thence North 13 deg. 34 min 55 sec. East, 47.11 feet; thence North 33 deg. 52 min. 22 sec. East, 263.80 feet; thence North 47 deg. 16 min. 59 sec. West, 200.38 feet; thence South 42 deg. 16 min. 00 sec. West, 229.08 feet; thence South 40 deg. 01 min. 00 sec. West, 33.71 feet; thence South 32 deg. 53 min. 44 sec. West, 33.77 feet; thence West 92.01 feet; thence South 06 deg. 01 min. 06 sec. East, 178.01 feet to the North line of Maple Street; thence South 89 deg. 59 min. 38 sec. East, 256.57 feet along said North line to the point of beginning.

Property Address: 92 E. Maple Street Sturgeon Bay, WI 54235

Tax Parcel Number: 281-12-10080101





Pick Up Your Order

Message Delivered: Thursday, May 21, 2015

Message Expires: On or after Saturday, May 21, 2016

Message Subject: Completion of Order 769587 (City of Sturgeon Bay / 92 East Maple Street)

Note From Knight Barry: Important Notes from Knight Barry:

Hi Mary Beth, I have the additional deed copies attached as well as revised invoice. There was an additional \$68 in copy fees for all the documents/deeds from plat forward to the original starting point. Also, the document recorded in vol. 91, at page 433 was included in the original package of documents that was sent. Let me know if you need me to send that again and I can certainly do that. Thanks, Patrick

The following has been delivered:

Mary Beth Peranteau (mperanteau@wheelerlaw.com):
Invoice(s), Supporting Docs

DOC COPIES



INVOICE



The following information is provided for informational purposes only and reflects the CURRENT value residing in our database. The information below may not reflect the same information provided in the above PDF reports which were generated and archived at the date/time listed above.

File Number: 769587

File Type:

Ordered On: 5/4/2015 9:44:04 AM

Ordered By: Wheeler, Van Sickle & Anderson SC (Mary Beth Peranteau)

Seller Name(s):

Buyer/Borrower Name(s): City of Sturgeon Bay

Lender:

Loan Officer:

Selling Agency:

Selling Agent:

Listing Agency:

Listing Agent:

INVOICE

File #: 769587L



Knight Barry Title Services LLC
840 Willard Dr, Suite 102
Green Bay, WI 54304
Phone: 920-965-1102
Fax: 920-965-1104

Refer Inquiries to: Patrick Thomas (patrick@knightbarry.com)
Completed on: 5/8/15 10:08 am
Last Revised on: 5/21/15 1:52 pm
Printed on: 5/21/15 2:00 pm

BILL TO	ACCOUNT REPRESENTATIVE
Wheeler, Van Sickle & Anderson SC Mary Beth Peranteau 25 W Main Street Madison, WI 53703 mperanteau@wheelerlaw.com	June Potter

DESCRIPTION	TOTAL
1 - Letter Report Fee Buyer/Borrower: City of Sturgeon Bay Address: 92 East Maple Street, Sturgeon Bay, WI 54235	\$300.00
1 - Copy Charges	\$124.00
	\$424.00



Make all checks payable to Knight Barry Title Services LLC
Return a copy of this invoice with remittance to the address shown above.
Thank you for your business!

Exhibit A

Being a part of Lot One (1), Block Nine (9), according to the recorded Plat of Harris First Addition and also a part of Lots One (1), Six (6) and Seven (7), Block Eight (8) of Bay View Plat, and all of Lots Two (2), Three (3), Four (4) and Five (5), Block Eight (8), of Bayview Plat, and part of Subdivision 76, all in the Northeast Quarter (NE 1/4), Section Seven (7), Township Twenty-seven (27) North, Range Twenty-six (26) East, in the City of Sturgeon Bay, Door County, Wisconsin, described as follows:

Commencing at the intersection point of the East line of Neenah Avenue and the North line of Maple Street; thence North 89 deg. 59 min. 38 sec. West, 91.92 feet along the North line of Maple Street to the point of beginning of lands to be described; thence North 13 deg. 34 min 55 sec. East, 47.11 feet; thence North 33 deg. 52 min. 22 sec. East, 263.80 feet; thence North 47 deg. 16 min. 59 sec. West, 200.38 feet; thence South 42 deg. 16 min. 00 sec. West, 229.08 feet; thence South 40 deg. 01 min. 00 sec. West, 33.71 feet; thence South 32 deg. 53 min. 44 sec. West, 33.77 feet; thence West 92.01 feet; thence South 06 deg. 01 min. 06 sec. East, 178.01 feet to the North line of Maple Street; thence South 89 deg. 59 min. 38 sec. East, 256.57 feet along said North line to the point of beginning.

Property Address: 92 E. Maple Street Sturgeon Bay, WI 54235

Tax Parcel Number: 281-12-10080101

DOC#: 734814



SHERIFF'S DEED ON FORECLOSURE
Case No. 09-CV-12

Recorded
DEC. 3, 2009 AT 11:15AM

WHEREAS, pursuant to a Judgment of Foreclosure rendered in the
Circuit Court for Door County, Wisconsin, on April 20, 2009, in an action
between:

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

FREEDOM BANK, Plaintiff,
vs.
FAIR OAKS CORPORATION, et al.. Defendants,

Fee Amount Paid: \$13.00
Fee Exempt #: 77.25(14)
WHZ: W-3

Tract Indexed

Return to:
Lyle Spaulding
Freedom Bank
3319 East Lincoln Way
Sterling IL 61081
Tax Key No. 281-12-10080101

and after advertisement, the mortgaged premises hereinafter described were sold on November 4, 2009, to Freedom Bank, the best bidder; and,

WHEREAS, Freedom Bank is now entitled to a conveyance according to law.

NOW, THEREFORE, the undersigned conveys to Freedom Bank, the tract of land described on the attached Rider.

WITNESS the hand and seal of said Sheriff the 11 day of November, 2009.

TERRY J. VOGEL, Door County Sheriff

By: [Signature]
Terry Vogel (print or type name)
shf (title)

STATE OF WISCONSIN)
) SS.
DOOR COUNTY)

Seal
Affixed

On the 11 day of November, 2009, before me came Terry Vogel
known to be the individual and officer described in, and who executed the above conveyance, and acknowledged
that he executed the same as the authorized signatory for Terry J. Vogel, Door County Sheriff, for the uses and
purposes therein set forth.

[Signature]
Jan Schartner (print or type name)
Notary Public, State of Wisconsin
My Commission expires: 1-23-2011

THIS INSTRUMENT WAS DRAFTED BY:
JEFFREY S. SCHUSTER, ESQ.

Being a part of Lot 1, Block 9, according to the recorded Plat of Harris First Addition and also a part of Lots 1, 6 and 7, Block 8 of Bay View Plat and all of Lots 2, 3, 4 and 5, Block 8, of Bayview Plat and part of Subdivision 76, all in the Northeast 1/4 of Section 7, Township 27 North, Range 26 East, in the City of Sturgeon Bay, Door County, Wisconsin, described as follows: Commencing at the intersection point of the East line of Neenah Avenue and the North line of Maple Street; thence North 89° 59' 38" West, 91.92 feet along the North line of Maple Street to the point of beginning of lands to be described; thence North 13° 34' 55" East, 47.11 feet; thence North 33° 52' 22" East, 263.80 feet; thence North 47° 16' 59" West, 200.38 feet; thence South 42° 16' 00" West, 229.08 feet; thence South 40° 01' 00" West, 33.71 feet; thence South 32° 53' 44" West 33.77 feet; thence West 92.01 feet; thence South 06° 01' 06" East, 178.01 feet to the North line of Maple Street; thence South 89° 59' 38" East, 256.57 feet along said north line to the point of beginning.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

DOC#: 703688



Recorded
FEB. 13, 2007 AT 01:36PM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount Paid: \$13.00
Transfer Fee Paid: \$2775.00

Tract Indexed

Recording Area

Name and Return Address
Peninsula Title - PTL-7673
1242 Green Bay Road
Sturgeon Bay, WI 54235

THIS DEED, made between Door County Cooperative a/k/a Door County Co-Operative

("Grantor," whether one or more), and Fair Oaks Corporation, a Wisconsin Corp.

("Grantee," whether one or more).

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

LEGAL DESCRIPTION ON ADDENDUM ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

WHZ
W-7

TRANSFER
\$ 2775.00
FEE

281-12-10080101

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in 2007; rights of the public in that portion of the above-described premises lying within the limits of public roads and public rights of way; easement recorded in Vol. 18 Miscellaneous, Page 321, as Doc. No. 229269A; rights recorded in Vol. 86 Records, Page 365, as Doc. No. 273590; agreement recorded in Vol. 152 Records, Page 89, as Doc. No. 318850; reservations and rights recorded in Vol. 217 Records, Page 608, as Doc. No. 351329; Utilities Easement recorded in Vol. 385 Records, Page 311, as Doc. No. 453764; Waterfront Redevelopment Authority recorded in Vol. 506 Records, Page 285, as Doc. No. 515659; Declaration of Restrictions recorded in Vol. 634 Records, Page 777, as Doc. No. 568262; CONTINUED ON ADDENDUM ATTACHED HERETO AND INCORPORATED HEREIN and will warrant and defend the same.

Dated February 8th, 2007

Door County Cooperative a/k/a Door County Co-Operative

(SEAL) Brian Duquaine (SEAL)

* Brian Duquaine, Treasurer and General Manager

(SEAL) _____ (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

DOOR) COUNTY)

Seal
Affixed

Personally came before me on February 8, 2007, the above-named Brian Duquaine, Treasurer and General Manager, of Door County Cooperative a/k/a Door County Co-Operative

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

Allen M. Elling
* Allen M. Elling
Notary Public, State of Wisconsin

My commission (is permanent) (expires: 3/18/07)

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney James R. Smith
Pinkert Law Firm LLP

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

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

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

F:\Clients\Door County Cooperative\92 E Maple St\Fair Oaks fka Open Waters\Warranty Deed 01-09-07.doc /mah

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**ADDENDUM TO WARRANTY DEED
GRANTOR: DOOR COUNTY COOPERATIVE
A/K/A DOOR COUNTY CO-OPERATIVE
GRANTEE: FAIR OAKS CORPORATION**

LEGAL DESCRIPTION:

Being a part of Lot One (1), Block Nine (9), according to the recorded Plat of Harris First Addition and also a part of Lots One (1), Six (6) and Seven (7), Block Eight (8) of Bay View Plat, and all of Lots Two (2), Three (3), Four (4) and Five (5), Block Eight (8), of Bayview Plat, and part of Subdivision 76, all in the Northeast Quarter (NE 1/4), Section Seven (7), Township Twenty-seven (27) North, Range Twenty-six (26) East, in the City of Sturgeon Bay, Door County, Wisconsin, described as follows:

Commencing at the intersection point of the East line of Neenah Avenue and the North line of Maple Street; thence North 89 deg. 59 min. 38 sec. West, 91.92 feet along the North line of Maple Street to the point of beginning of lands to be described; thence North 13 deg. 34 min. 55 sec. East, 47.11 feet; thence North 33 deg. 52 min. 22 sec. East, 263.80 feet; thence North 47 deg. 16 min. 59 sec. West, 200.38 feet; thence South 42 deg. 16 min. 00 sec. West, 229.08 feet; thence South 40 deg. 01 min. 00 sec. West, 33.71 feet; thence South 32 deg. 53 min. 44 sec. West, 33.77 feet; thence West 92.01 feet; thence South 06 deg. 01 min. 06 sec. East, 178.01 feet to the North line of Maple Street; thence South 89 deg. 59 min. 38 sec. East, 256.57 feet along said North line to the point of beginning.

EXCEPTIONS TO WARRANTY, continued:

Declaration of Restrictions recorded in Vol. 644 Records, Page 131, as Doc. No. 572236; encroachment upon premises to the Northeast to the maximum extent of 2.3 feet by building appurtenant to the above-described premises, encroachment upon the above-described premises by concrete walk appurtenant to the premises on the North, and encroachment upon the above-described premises by bollard appurtenant to the premises on the North, all as disclosed by survey by R.L.S. Stephen P. Meneau, dated January 2, 2007; and sanitary sewer as delineated on the survey by R.L.S. Stephen P. Meneau, dated January 2, 2007.

ole or any

nd seek

(SEAL)

(SEAL)

(SEAL)

(SEAL)

19 53

ounty, Wis.

D. 18

1.50 / 16

Lucile Brandeis

Vol 91 Page 433

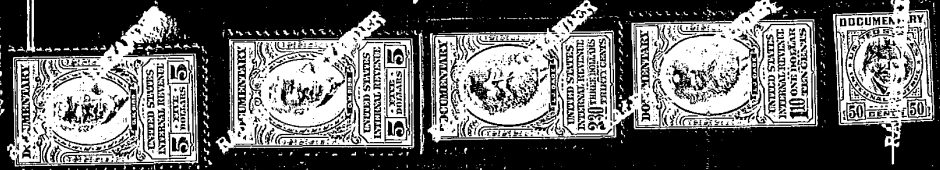
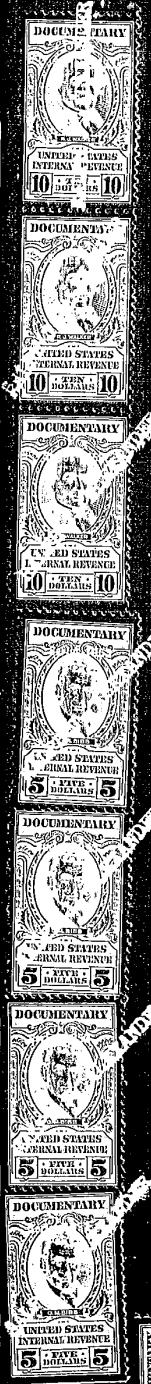
277683

WARRANTY DEED

THIS INDENTURE, Made this 9th day of June, A.D., 1953, between Stanley Brandeis and Lucile Brandeis, his wife, the said Lucile Brandeis at times spells her given name as Lucille, parties of the first part, and Door County Cooperative, a corporation, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its heirs and assigns forever, the following described real estate, situated in the County of Door and State of Wisconsin, to-wit:

A tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the City of Sturgeon Bay and parcels more particularly described as follows: Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay View, thence West along the South line of Block 8, which line is also the North line of East Maple Street, to a point on the South line of Lot 6 Block 8 which marks the intersection of said South line with the Easterly line of the double track Ahnapee and Western Railway right-of-way; thence Northwesterly along said Ahnapee and Western right of way to a point which is One Hundred Seventy-seven (177) feet North of the South line of said Block 8; thence East parallel with the South line of said Block 8 One Hundred Thirty-seven and 5/10 (137.5) feet to an iron pin on the Westerly side of a single track Ahnapee and Western spur track; thence North 45° 30' East along the Westerly side of said spur track Three Hundred Fourteen (314) feet; thence Southeasterly One Hundred Thirty-eight (138) feet more or less to the dock piling at the end of the Brandeis Dock; thence South 33° 52' West along the Southeasterly side of said Brandeis Dock and its continuation Three Hundred Ninety-five (395) feet to the Southwest corner



DOCUMENTARY

of Lot 2 Block 8 of Plat of Bay View, the point of beginning. Including Riparian Rights incidental thereto. Excepting from the above described real property an easement to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page 365, and an easement to the City of Sturgeon Bay recorded in Volume 18 of Miscellaneous, page 321, both of the aforesaid instruments being recorded in the office of the Register of Deeds for Door County, Wisconsin.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever of the said parties 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 party of the second part, and to its heirs and assigns FOREVER.

AND THE SAID Stanley Brandeis and Lucile Brandeis, his wife, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents they are 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, and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 9th day of June A.D., 1953.

SIGNED AND SEALED IN PRESENCE OF;

Dorothy Felhofer
Dorothy Felhofer

Stanley Brandeis (SEAL)
Stanley Brandeis

Robert B. Schoenbrunn
Robert B. Schoenbrunn

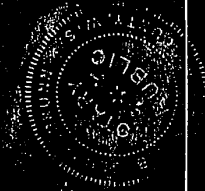
Lucile Brandeis (SEAL)
Lucile Brandeis

STATE OF WISCONSIN)
DOOR COUNTY) (SS,

Personally came before me, this 9th day of June, A.D., 1953, the above named Stanley Brandeis and Lucile Brandeis, his wife to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Robert B. Schoenbrunn
Robert B. Schoenbrunn

Notary Public, Door County, Wisconsin
My commission expires June 20, A.D., 1954



of the first contract in first part to subject, however, the said part of the fallu with interest and taken

The said and the of parte No. 50 WI

LAND 91 PAGE 406

297182

Heather Bruner

6

Contract

Warranty deed

THIS DEED OFFICED IN AND FOR THE COUNTY OF WYOMING, I, the undersigned, a Notary Public in and for said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears to me to be such. Witness my hand and the seal of said County at Cheyenne, Wyoming, this 21st day of January, 1929.

Notary Public
By: *[Signature]*
D. J. [Signature]

64 No Stamp 2.45
[Signature]

292180
QUIT CLAIM DEED

VOL 108 PAGE 206

THIS INDENTURE, Made this 5th day of December, A.D., 1956
between City of Sturgeon Bay, a municipal corporation duly
organized and existing under and by virtue of the laws of the
State of Wisconsin, located at Door County, Wisconsin, party
the first part, and Door County Co-operative, a Wisconsin
corporation party of the second part.

WITNESSETH That the said party of the first part for and in
consideration of the sum of One (\$1.00) Dollar and other good
valuable consideration to it paid by the said party of the sec-
ond part, the receipt whereof is hereby confessed and acknowledged,
has give, granted, bargained, sold, remised, released and quit-
claimed, and by these presents does give, grant, bargain, sell,
remise, release and quit-claim unto the said party of the second
part, and to its successors and assigns forever, the following
described real estate, situated in the County of Door and State
of Wisconsin, to-wit:

A tract of land partly in Lots 1 & 2, Block 8,
Bay View Plat, and partly in Subdivision 76, City
of Sturgeon Bay, Door County, Wisconsin, more
particularly described as follows:

Starting at the point where the East side of Neenah
Ave. intersects the North line of Maple Ave.,
thence proceeding West along the North line of
Maple Ave. 160 feet to the Southwest corner of
Lot 2, Block 8, Bay View Plat; thence N 33°-52'
E, 82 feet to the point of beginning; thence S
56°-08' E, 40 feet; thence N 33°-52' E, 90 feet;
thence N 56°-08' W, 40 feet; thence S 33°-52'
W, 90 feet to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the
appurtenances and privileges thereunto belonging or in any wise
thereunto appertaining, and all the estate, right, title, interest
and claim whatsoever of the said party of the first part, either
in law or equity, either in possession or expectancy of, to the
only proper use, benefit and behoof of the said party of the
second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said City of Sturgeon Bay, party of

HERMAN J. LEASUM, ATTORNEY AND COUNSELLOR AT LAW, STURGEON BAY, WIS.

the first part, has caused these presents to be signed by S.R. Greene, its Mayor and countersigned by E.S. Ackerman, its Clerk at the City of Sturgeon Bay, Wisconsin, and its corporate seal to be hereunto affixed, this 5th day of December, 1956,

Signed In Presence Of

CITY OF STURGEON BAY

Cecelia Miller
Cecelia Miller

S.R. Greene
S.R. Greene, Mayor

Countersigned:

E.S. Ackerman
E.S. Ackerman, Clerk



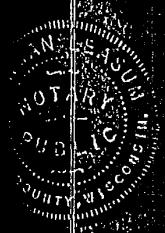
STATE OF WISCONSIN)
DOOR COUNTY) SS.

Personally came before me, this 20th day of December, 1956, S.R. Greene, Mayor and E.S. Ackerman, Clerk of the said City of Sturgeon Bay, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and Clerk of said City and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, and by its authority,

Herman Leasum
Herman Leasum

Notary Public, Door County, Wis.

My Commission Expires: 8/7/60



REGISTER'S OFFICE)
DOOR COUNTY, WIS.) ss.

Received for Record the 24 day
of Dec. A. D. 1956 at 9:30
o'clock P. M. and recorded in Vol. 108
page 207

Herman J. Leasum Register
By [Signature] Deputy

125
Pa

HERMAN J. LEASUM, ATTORNEY AND COUNSELLOR AT LAW. STURGEON BAY, WIS.

QUIT CLAIM DEED

318850

Vol. 152 Page 89

THIS INDENTURE, made by Door County Cooperative, a Corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin Grantor, of Door County, Wisconsin, hereby quit claims to the City of Sturgeon Bay, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin Grantee, of Door County, Wisconsin, for the sum of One Dollar (\$1.00) and other valuable considerations the following tract of land in Door County, State of Wisconsin:

A tract of land in Lots 1, 2, 3, 4, 5, 6 and 7, Block 8, Bay View Plat, City of Sturgeon Bay, Door County, Wisconsin, more particularly described as follows:

Starting at a point where the East line of Neenah Avenue intersects the North line of Maple Avenue, thence proceeding West along the North line of Maple Avenue 160 feet to the Southwest corner of Lot 2, Block 8, Bay View Plat; thence North 33° 52' East 352.0 feet to the point of beginning; thence North 47° 18' West along a line which is parallel to and approximately 75 feet Southwesterly of the proposed shore and dock line to the Northwesterly property line of the Door County Cooperative property as recorded in volume 91, Page 433, Door County Records, thence Northeasterly along the extension of the Northwesterly property line of the Door County Cooperative property as recorded in volume 91, Page 433, Door County Records, to the waters of Sturgeon Bay; thence Southeasterly along the waters of Sturgeon Bay to a point which is North 33° 52' East from the point of beginning; thence South 33° 52' West to the point of beginning, together with all riparian rights.

Whereas Grantor and Grantee are exchanging lands at this time, it is agreed and understood by the parties hereto that as a part of the consideration for such exchange:

1. Grantee herein agrees that it will not erect, or construct any buildings upon the parcel above described, nor will it bring or move such structures upon the land excepting with the consent of Grantor.
2. Grantor agrees that in the event it shall desire to sell all or any part of the premises owned by it as described at Volume 91 of Deeds, page 433 and Volume 108 of Deeds, page 206; it will give the Grantee herein the first opportunity to purchase at the same price, under the same terms and conditions as the same shall be offered to any other person, firm or corporation.

IN WITNESS WHEREOF, the said Door County Cooperative, party of the first part, has caused these presents to be signed by Waldo Krueger, its President and countersigned by George Franda, its Secretary, at Sturgeon Bay, Door County, Wisconsin, and its corporate seal to be hereunto affixed, this Five day of February, A. D., 1964.

Door County Cooperative

By Waldo Krueger (Seal)
Waldo Krueger, President

Countersigned
By George Franda (Seal)
George Franda, Secretary

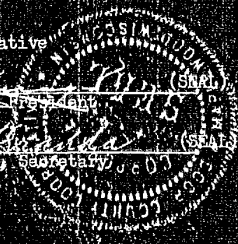
SIGNED AND SEALED IN THE PRESENCE OF

Belle F. Tipler

Belle F. Tipler

Sven V. Kirkegaard

Sven V. Kirkegaard



For termination of Right of Int. Refusal, see Doc # 702860

VOL. 152 PAGE 90

STATE OF WISCONSIN }
DOOR COUNTY } SS

Personally came before me this 2nd day of February,
A. D., 1964, the above named Waldo Krueger, President, and George Fronda,
Secretary of the above named Corporation to me known to be the persons
who executed the foregoing instrument and acknowledged the same, and to
me known to be such president and secretary of said Corporation, and
acknowledged that they executed the foregoing instrument as such officers
as a deed of said Corporation, by its authority.

Received for Record this 6th day of
February, A. D., 1964, at
7:55 o'clock A. M.

[Signature]
Register of Deeds

[Signature]
Sven V. [unclear]
Notary Public State of Wis.

Notary Public State of Wis.
My Commission is Permanent

This instrument was drafted by Herman J. Leasum.

200
170
220
PR

THIS INDENTURE, made by the City of Sturgeon Bay, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin Grantor of Door County, Wisconsin, hereby quit claims to Door County Cooperative, a Corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin Grantee, of Door County, Wisconsin, for the sum of One Dollar (\$1.00) and other valuable considerations the following tract of land in Door County, State of Wisconsin:

A tract of land in Lots 1 and 2, Block 8, Bay View Flat, City of Sturgeon Bay, Door County, Wisconsin, more particularly described as follows:

Starting at the point where the East line of Neenah Avenue intersects the North line of Maple Avenue; thence proceeding West along the North line of Maple Avenue 160 feet to the Southwest corner of Lot 2, Block 8, Bay View Flat; thence North 33° 52' East 172.0 feet to the point of beginning; thence continue North 33° 52' East 180.0 feet; thence South 47° 18' East 40.5 feet along a line which is parallel to and approximately 75 feet Southwesterly of the proposed shore and dock line; thence South 33° 52' West to a point which is South 56° 08' East 40.0 feet from the point of beginning, thence North 56° 08' West 40.0 feet to the point of beginning.

IN WITNESS WHEREOF, the said City of Sturgeon Bay, party of the first part, has caused these presents to be signed by Frank J. Tachovsky, its Mayor and countersigned by Mrs. Josephine Smylie, its Clerk, at Sturgeon Bay, Door County, Wisconsin, and its corporate seal to be hereto affixed, this 3rd day of February, A.D., 1964.

City of Sturgeon Bay

By Frank J. Tachovsky, Mayor
Countersigned

By (Mrs.) Josephine Smylie, Clerk

Signed and Sealed in the presence of:

Ronald O. Berg
Ronald O. Berg

Sven V. Kirkegaard
Sven V. Kirkegaard

STATE OF WISCONSIN)
DOOR COUNTY) SS

Personally came before me this 3rd day of February, A.D., 1964 the above named Frank J. Tachovsky, Mayor, and Mrs. Josephine Smylie, Clerk of the above named Municipality to me known to be the persons who executed the foregoing instrument and acknowledged the same, and to me known to be the Mayor and Clerk of said Municipality, and acknowledged that they executed the foregoing instrument as such officers and agents of said Municipality, by its authority.

Received for record this 10th day of February, A. D. 1964 at 3:37 o'clock P. M.

Notary Public State of Wisconsin
Permanent Commission

Notary Public State of Wisconsin
Permanent Commission

This instrument was drafted by Herman J. Leasum.

2.25
PL

DOCUMENT NO.

378366

270 PAGE 564

WARRANTY DEED

FORM 888

THIS SPACE RESERVED FOR RECORDING DATA

378366

THIS INDENTURE Made this 27th day of NOVEMBER, A. D., 1974, between CITY OF SURGEON BAY, a municipal

Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at SURGEON BAY Wisconsin, party of the first part, and DOOR COUNTY COOPERATIVE

Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at SURGEON BAY Wisconsin, party of the second part.

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

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of DOOR and State of Wisconsin, to-wit:

A tract of Land in Lots One (1) and Two (2), Block Eight (8), Bay View Plat, City of Surgeon Bay, Door County, Wisconsin, more particularly described as follows:

Commencing at an iron pin at the Northeast corner of the intersection of the Easterly line of Neenan Avenue with the North line of Maple Street, thence West along the North line of Maple Street 92.00 feet to the point of beginning; thence North 13° 38' East 47.11 feet; thence North 56° 08' West 40.00 feet; thence South 33° 52' West 82.00 feet; thence East along the North line of Maple Street 67.85 feet to the point of beginning.

Exempt by interpretation of case law.

(IF NECESSARY, CONTAIN DESCRIPTION OR REFERENCE HEREIN)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy, 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 party of the second part, and to its successors and assigns FOREVER.

And the said party of the second part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the first part, its successors and assigns, that at the time of the encoding and delivery of these presents it is well advised 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;

and that the above bargained premises be the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEEMD.

In Witness whereof, the said City of Surgeon Bay party of the first part, has caused these presents to be signed by ORVILLE S. AUSTAD, its Mayor, and countersigned by PAUL G. BOLLIN, Clerk, at Surgeon Bay, Wisconsin, and its corporate seal to hereunto affixed, this 27th day of NOVEMBER, 1974.

SIGNED AND SEALED BY EXECUTION OF

John J. ... Jane M. ... State of Wisconsin, Door County.

ORVILLE S. AUSTAD, Mayor, PAUL G. BOLLIN, Clerk, CITY OF SURGEON BAY.

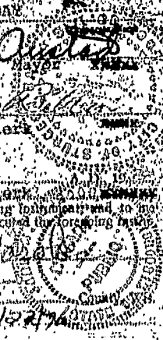
Personally came before me this 27th day of NOVEMBER, 1974, ORVILLE S. AUSTAD, Mayor, and PAUL G. BOLLIN, Clerk, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such officers and agents of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of said Corporation, by its authority.

Notary Public, Door County, Wisconsin. My commission expires 12/31/74. SVCH V. KAWIGGORD, City Clerk.

WARRANTY DEED Corporation to Corporation FORM No. 888 Wisconsin Local Blank Company Milwaukee, Wis. 53216

The following copy is blurred on the original and is not due to operation of equipment or operator.

270 West State Ave. State



This indenture, Made this 27th day of April, A. D., 1953,
between Joan Savage

277170 VOL 91 PAGE 119

part Y of the first part,
and Stanley Brandeis and Lucile Brandeis, his wife

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of
One (\$1.00) Dollar and other valuable considerations Dollars,
to her in hand paid by the said part ies of the second part, the receipt whereof is hereby confessed and
acknowledged, ha s given, granted, bargained, sold, remised, released and quit-claimed, and by these presents do
give, grant, bargain, sell, remise, release and quit-claim unto the said part ies of the second part, and to their
heirs and assigns forever, the following described real estate, situated in the County of Door
State of Wisconsin, to-wit:

A tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5),
Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the
City of Sturgeon Bay and parcels more particularly described as follows:
Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay
View, thence West along the South line of Block 8, which line is also
the North line of East Maple Street, to a point on the South line of Lot
6 Block 8 which marks the intersection of said South line with the
easterly line of the double track Ahnapee and Western Railway right-of-
way; thence Northwesterly along said Ahnapee and Western right of way
to a point which is 177 feet North of the South line of said Block 8;
thence East parallel with the South line of said Block 8 -- 137.5 feet
to an iron pin on the Westerly side of a single track Ahnapee and
Western spur track; thence North 45° 30' East along the Westerly side
of said spur track 314 feet; thence Southeasterly 138 feet more or less
to the dock piling at the end of the Brandeis Dock; thence South 33° 52'
East along the Southeasterly side of said Brandeis Dock and its continu-
ation 395 feet to the Southwest corner of Lot 2 Block 8 of Plat of Bay
View, the point of beginning. Including Riparian Rights Incidental
thereto. Excepting from the above described real property an easement
to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page
365, and an easement to the City of Sturgeon Bay recorded in Volume 18
of Miscellaneous, page 321, both of the aforesaid instruments being
recorded in the office of the Register of Deeds for Door County, Wisconsin.

To have and to hold the same, together with all and singular the appurtenances and privileges thereunto
belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the
said part Y of the first part, either in law or equity, either in possession or expectancy of, to the only proper
use, benefit and behoof of the said part ies of the second part, their heirs and assigns FOREVER.

In Witness Whereof, the said party ies of the first part has her hereunto set her hand and seal
this 28th day of April, A. D., 1953.

SIGNED AND SEALED IN PRESENCE OF

Joan Savage (SEAL)
Joan Savage
John W. Groves (SEAL)
John W. Groves
W. Allen Martin (SEAL)
W. Allen Martin
W. Allen Martin (SEAL)

19/53
W.A.M.

State of Colorado

Vol. 91 PAGE 120

Mesa County.

Personally came before me, this 28th day of April A. D., 1953, the above named Joan Savage

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



Anthony W. Williams, Notary Public, Mesa, Col. My commission expires July 25 A. D., 1956

No. Joan Savage

To

Stanley Brandeis and Lucille Brandeis, his wife

Quit Claim Deed

REGISTER'S OFFICE, State of Wisconsin,

Deer County,

Received for Record this

13 day of May A. D., 1953,

at 1:50 o'clock P. M. and recorded in

Vol. 91

of Deeds

on page

119

R. J. Alexander, Register of Deeds

Russell Mayer, Deputy

R. B. S.

Tract Indexed

225

277171

D., 1953

This indenture, Made this 30th day of March, A. D., 1953,
between Luella Alva Martin

and Stanley Brandeis and Lucile Brandeis, his wife,

part 1ES of the first part,

part 1ES of the second part,
Witnesseth, That the said part Y of the first part, for and in consideration of the sum of
One (\$1.00) Dollar and other valuable considerations Dollars,

to her in hand paid by the said part 1ES of the second part, the receipt whereof is hereby confessed and
acknowledged, has given, granted, bargained, sold, remised, released and quit-claimed, and by these presents does
give, grant, bargain, sell, remise, release and quit-claim unto the said part 1ES of the second part, and to their
heirs and assigns forever, the following described real estate, situated in the County of Door
State of Wisconsin, to-wit:

A tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5),
Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the
City of Sturgeon Bay and parcels more particularly described as follows:
Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay
View, thence West along the South line of Block 8, which line is also
the North line of East Maple Street, to a point on the South line of Lot
6 Block 8 which marks the intersection of said South line with the
Easterly line of the double track Annapee and Western Railway right-of-
way; thence Northwesterly along said Annapee and Western right of way
to a point which is 177 feet North of the South line of said Block 8;
thence East parallel with the South line of said Block 8 - 137.5 feet
to an iron pin on the Westerly side of a single track Annapee and
Western spur track; thence North 45° 30' East along the Westerly side
of said spur track 31 feet; thence Southeasterly 138 feet more or less
to the dock piling at the end of the Brandeis Dock; thence South 33° 52'
West along the Southeasterly side of said Brandeis Dock and its continu-
ation 395 feet to the Southwest corner of Lot 2 Block 8 or Plat of Bay
View, the point of beginning, including Riparian Rights incidental
thereto, Excepting from the above described real property an easement
to the Wisconsin Telephone Company recorded in Volume 80 of Deeds, page
365, and an easement to the City of Sturgeon Bay recorded in Volume 18
of Miscellaneous, page 321, both of the aforesaid instruments being
recorded in the office of the Register of Deeds for Door County, Wisconsin.

To have and to hold the same, together with all and singular the appurtenances and privileges thereunto
belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the
said part Y of the first part, either in law or equity, either in possession or expectancy of, to the only proper
use, benefit and behoof of the said part 1ES of the second part, their heirs and assigns FOREVER.

In Witness Whereof, the said part Y of the first part has hereunto set her hand and seal
this 30th day of March, A. D., 1953

SIGNED AND SEALED IN PRESENCE OF

Agnes Kistzbuecher
Agnes Kistzbuecher

Vincent Eiberger
Vincent Eiberger

Luella Alva Martin (SEAL)
Luella Alva Martin

(SEAL)

(SEAL)

(SEAL)

JOHN SAVAGE

No.

277170

No. 277171

Luella Alva Martin

to

Stanley Brandeis and Lucile

Brandeis, his wife

Quit Claim Deed

REGISTER'S OFFICE,
State of Wisconsin,

County, Green

Received for Record this 13 day of

March A.D., 1953

at 1:50 o'clock P.M., and recorded in

Vol. 91 of Deeds

on page 121

R. B. Alexander
Register of Deeds

Annella Meyer
Deputy

R.B.S.

Tract Indexed

Wisconsin Legal Blank Company
Milwaukee, Wisconsin

My commission expires June 10 A.D., 1958

Notary Public, Green County, Wis.

H. L. Orate

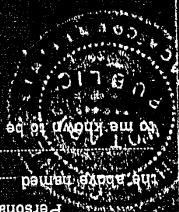
to me known to be the person who executed the foregoing instrument and acknowledged the same.

whenever named

Luella Alva Martin

Personally came before me, this 5 day of March A.D., 1953.

State of Wisconsin, Green County, SS Vol. 91 Page 122



This indenture, made by Irma Wieland; Fannie Brandeis
grantor s., of Door County, Wisconsin,
hereby quit-claims to Stanley Brandeis and Lucile Brandeis, his wife
grantee s., of Door County, Wisconsin,
for the sum of One (\$1.00) Dollar and other valuable considerations

the following tract of land in Door County, State of Wisconsin:

A tract of land in Lots One (1), Two (2), Thres (3), Four (4), Five (5), Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the City of Sturgeon Bay and parcels more particularly described as follows: Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay View, thence West along the South line of Block 8, which line is also the North line of East Maple Street, to a point on the South line of Lot 6 Block 8 which marks the intersection of said South line with the Easterly line of the double track Ahnapee and Western Railway right-of-way; thence Northwesterly along said Ahnapee and Western right of way to a point which is 177 feet North of the South line of said Block 8; thence East parallel with the South line of said Block 8 -- 137.5 feet to an iron pin on the Westerly side of a single track Ahnapee and Western spur track; thence North 45° 30' East along the Westerly side of said spur track 314 feet; thence Southeasterly 138 feet more or less to the dock piling at the end of the Brandeis Dock; thence South 33° 52' West along the Southeasterly side of said Brandeis Dock and its continuation 395 feet to the Southwest corner of Lot 2 Block 8 of Plat of Bay View, the point of beginning. Including Riparian Rights Incidental thereto. Excepting from the above described real property an easement to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page 365, and an easement to the City of Sturgeon Bay recorded in Volume 18 of Miscellaneous, page 321, both of the aforesaid instruments being recorded in the office of the Register of Deeds for Door County, Wisconsin.

In Witness Whereof the said grantor have hereunto set their hands and seals this 19th day of March, A. D. 1953.

SIGNED AND SEALED IN PRESENCE OF

[Signature]
D. C. Fisha

[Signature]
Berne C. Fisha

[Signature] (SEAL)
Irma Wieland

[Signature] (SEAL)
Fannie Brandeis

(SEAL)

(SEAL)

State of Wisconsin, }
Door County, } ss.

Personally came before me, this 19th day of March, A. D. 1953,

above named Irma Wieland and Fannie Brandeis

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

[Signature]
D. C. Fisha

Notary Public, Door County, Wis.

My commission expires, A. D., 19

No. 277172

Irma Wieland and

Fannie Brandeis

To

Stanley Brandeis and Lucille

Brandeis, his wife

Quit Claim Deed

REGISTRAR'S OFFICE,
State of Wisconsin,

Dane County,

Received for Record this 13 day of

May A. D., 1953,

at 1:50 o'clock P.M., and recorded in

Vol. 91 of Deeds on page 123

R. J. Alexander
Register of Deeds

Francis Mages
Deputy

R.B. &

Tract Indexed

Wichita Falls Block Company
Attorneys, Wisconsin

235
266

277173

VOL 91 PAGE 125

This indenture, made by Desdemona E. E. Martin Oliver, formerly Desdemona E. E. Martin and formerly also known as Desdemona Ellen Emily Martin grantor, of Dickinson County, Michigan,

hereby quit-claims to Stanley Brandeis and Lucile Brandeis, his wife grantee s., of Door County, Wisconsin, for the sum of One (\$1.00) Dollar and other valuable considerations

the following tract of land in Door County, State of Wisconsin:

A tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the City of Sturgeon Bay and parcels more particularly described as follows: Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay View, thence West along the South line of Block 8, which line is also the North line of East Maple Street, to a point on the South line of Lot 6 Block 8 which marks the intersection of said South line with the Easterly line of the double track Ahnapee and Western Railway right-of-way; thence Northwesterly along said Ahnapee and Western right of way to a point which is 177 feet North of the South line of said Block 8; thence East parallel with the South line of said Block 8 -- 137.5 feet to an iron pin on the Westerly side of a single track Ahnapee and Western spur track; thence North 45° 30' East along the Westerly side of said spur track 314 feet; thence Southeasterly 138 feet more or less to the dock piling at the end of the Brandeis Dock; thence South 33° 52' West along the Southeasterly side of said Brandeis Dock and its continuation 395 feet to the Southwest corner of Lot 2 Block 8 of Plat of Bay View, the point of beginning, including Riparian Rights Incidental thereto. Excepting from the above described real property an easement to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page 365, and an easement to the City of Sturgeon Bay recorded in Volume 18 of Miscellaneous, page 321, both of the aforesaid instruments being recorded in the office of the Register of Deeds for Door County, Wisconsin.

In Witness Whereof, the said grantor has hereunto set her hand and seal this 26th day of March, A. D., 19 53.

SIGNED AND SEALED IN PRESENCE OF

Desdemona E. E. Martin Oliver
Desdemona E. E. Martin Oliver (SEAL)

Charles O. Oliver
Charles O. Oliver (SEAL)

Marian E. Oliver
Marian E. Oliver (SEAL)

MICHIGAN
State of ~~Michigan~~ } ss.
Dickinson County.

Personally came before me, this 26th day of March, A. D., 19 53,

the above named Desdemona E. E. Martin Oliver, formerly Desdemona E. E. Martin and formerly also known as Desdemona Ellen Emily Martin to me known to be the person who executed the foregoing instrument and acknowledged the same.

Cecil O. Rushford
Cecil O. Rushford
Notary Public Dickinson County, Mich.

My commission expires October 24th A. D., 19 54

Tract Indexed

Wisconsin Legal Blank Company
Milwaukee, Wisconsin

No. 277173

Desdemona E. E. Martin-Oliver

TO

Stanley Brandeis and Lucile

Brandeis, his wife

Quit Claim Deed

REGISTER'S OFFICE,
State of Wisconsin,
Shea County.

Received for Record this 13 day of
May A. D., 1953,

at 1:50 o'clock P. M., and recorded in

Vol 91 of Deeds on page 125

R. J. Alperbach
Register of Deeds
Francilla Meyer
Deputy

R.B.S.

Tract Indexed

225
289

277174

VOL 91 PAGE 127

This indenture, made by Lawrence Leonhardt Jr. and Martha Leonhardt, his wife, grantors, of Jefferson County, Kentucky, hereby quit-claims to Stanley Brandeis and Lucile Brandeis, his wife, grantee, of Door County, Wisconsin, for the sum of One (\$1.00) Dollar and other valuable considerations

the following tract of land in Door County, State of Wisconsin:

tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the City of Sturgeon Bay and parcels more particularly described as follows: Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay View, thence West along the South line of Block 8, which line is also the North line of East Maple Street, to a point on the South line of Lot 6 Block 8 which marks the intersection of said South line with the Westerly line of the double track Annapee and Western Railway right-of-way; thence Northwest along said Annapee and Western right-of-way to a point which is 177 feet North of the South line of said Block 8; thence East parallel with the South line of said Block 8 -- 137.5 feet to an iron pin on the Westerly side of a single track Annapee and Western spur track; thence North 45° 30' East along the Westerly side of said spur track 314 feet; thence Southeast 138 feet more or less to the dock piling at the end of the Brandeis Dock; thence South 33° 52' East along the Southeast side of said Brandeis Dock and its continuation 395 feet to the Southwest corner of Lot 2 Block 8 of Plat of Bay View, the point of beginning. Including Riparian Rights Incidental thereto. Excepting from the above described real property an easement to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page 16, and an easement to the City of Sturgeon Bay recorded in Volume 18 of Miscellaneous, page 321, both of the aforesaid instruments being recorded in the office of the Register of Deeds for Door County, Wisconsin.

In Witness Whereof, the said grantors have hereunto set their hands and seals this 23rd day of March, A. D., 1953.

SIGNED AND SEALED IN PRESENCE OF

L. E. Leonhardt Sr.
L. E. Leonhardt Sr.
Kentucky

Lawrence Leonhardt Jr.
Lawrence Leonhardt Jr. (SEAL)

Martha Leonhardt
Martha Leonhardt (SEAL)

L. D. Wilson
L. D. Wilson
Kentucky

State of ~~Michigan~~ } ss.
Jefferson County.

(SEAL)

(SEAL)

Personally came before me, this 23rd day of March, A. D., 1953, above named Lawrence Leonhardt Jr. and Martha Leonhardt, his wife

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

Daniel L. Rowland
Daniel L. Rowland
Notary Public, Jefferson County, Ky.

My commission expires 1/15/55 A. D., 1955
My commission expires Jan. 15, 1955

Tract Indexed

No. 9774

Lawrence Leonhardt Jr. and

Bartha Leonhardt, his wife
to

Stanley Brandeis and Lucile

Brandeis, his wife

Quit Claim Deed

REGISTER'S OFFICE,
State of Wisconsin,

Dane County,

Received for Record this 13 day of
May A. D. 1953

at 1:50 o'clock P. M., and recorded in
Vol. 91 of Deeds on page 127

R. J. Alexander
Register of Deeds

Francis W. Myers
Deputy

R.B.S.

Tract Indexed

25
19

128

277175

VOL 91 PAGE 129

This indenture, made by Nana Simons
grantor, of Jefferson County, Kentucky
hereby quit-claims to Stanley Brandeis and Lucile Brandeis, his wife
grantee, of Door County, Wisconsin,
for the sum of One (\$1.00) Dollar and other valuable considerations

the following tract of land in Door County, State of Wisconsin:

A tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the City of Sturgeon Bay and parcels more particularly described as follows: Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay View, thence West along the South line of Block 8, which line is also the North line of East Maple Street, to a point on the South line of Lot 6 Block 8 which marks the intersection of said South line with the Easterly line of the double track Ahnapee and Western Railway right-of-way; thence Northwesterly along said Ahnapee and Western right of way to a point which is 177 feet North of the South line of said Block 8; thence East parallel with the South line of said Block 8 -- 137.5 feet to an iron pin on the Westerly side of a single track Ahnapee and Western spur track; thence North 45° 30' East along the Westerly side of said spur track 314 feet; thence Southeasterly 138 feet more or less to the dock piling at the end of the Brandeis Dock; thence South 33° 52' West along the Southeasterly side of said Brandeis Dock and its continuation 395 feet to the Southwest corner of Lot 2 Block 8 of Plat of Bay View, the point of beginning. Including Riparian Rights Incidental thereto. Excepting from the above described real property an easement to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page 365, and an easement to the City of Sturgeon Bay recorded in Volume 18 of Miscellaneous, page 321, both of the aforesaid instruments being recorded in the office of the Register of Deeds for Door County, Wisconsin.

In Witness Whereof, the said grantor has hereunto set her hand and seal this 21st day of March, A. D., 1953.

SIGNED AND SEALED IN PRESENCE OF

Nana Simons (SEAL)
Nana Simons

Marie H. Huth
MARIE H. HUTH
Jessie S. Hunter
JESSIE S. HUNTER

(SEAL)

(SEAL)

(SEAL)

State of Kentucky
Jefferson County, ss.

Personally came before me, this 21st day of March, A. D., 1953.

Above named Nana Simons

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

LEE L. SIMONS

Lee L. Simons
Notary Public, Jefferson County, Ky.

My commission expires 12/13 A. D., 1956

Tract Indexed

No. 5

Mena Simons

To

Stanley Brandeis and Lucile

Brandeis, his wife

Quit Claim Deed

REGISTER'S OFFICE,

State of Wisconsin,

Deer County,

Received for Record this 13 day of

May A. D., 1953,

at 1:50 o'clock P. M., and recorded in

Vol. 91 of Deeds on page 129

R. J. Alexander
Register of Deeds

Francilla Meyer
Deputy

R.B.S.

Tract Indexed

225/88

130

277176

VOL 31 PAGE 131

This indenture, made by Monroe Teweles, a single man; Sol E. Teweles and Dorothy Teweles, his wife grantor s, of Door County, Wisconsin, hereby quit-claims to Stanley Brandeis and Lucile Brandeis, his wife grantee s, of Door County, Wisconsin, for the sum of One (\$1.00) Dollar and other valuable considerations

the following tract of land in Door County, State of Wisconsin:

A tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the City of Sturgeon Bay and parcels more particularly described as follows: Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay View, thence West along the South line of Block 8, which line is also the North line of East Maple Street, to a point on the South line of Lot 6 Block 8 which marks the intersection of said South line with the Easterly line of the double track Ahnapee and Western Railway right-of-way; thence Northwesterly along said Ahnapee and Western right-of-way to a point which is 177 feet North of the South line of said Block 8; thence East parallel with the South line of said Block 8 -- 137.5 feet to an iron pin on the Westerly side of a single track Ahnapee and Western spur track; thence North 45° 30' East along the Westerly side of said spur track 314 feet; thence Southeasterly 138 feet more or less to the dock piling at the end of the Brandeis Dock; thence South 33° 52' West along the Southeasterly side of said Brandeis Dock and its continuation 39 1/2 feet to the Southwest corner of Lot 2 Block 8 of Plat of Bay View, the point of beginning. Including Riparian Rights Incidental thereto. Excepting from the above described real property an easement to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page 365, and an easement to the City of Sturgeon Bay recorded in Volume 18 of Miscellaneous, page 321, both of the aforesaid instruments being recorded in the office of the Register of Deeds for Door County, Wisconsin.

In Witness Whereof, the said grantors have hereunto set their hands and seals this 18th day of March, A. D., 19 53.

SIGNED AND SEALED IN PRESENCE OF

Dorothy Felhofer
Dorothy Felhofer
Robert B. Schoenbrunn
Robert B. Schoenbrunn

Monroe Teweles (SEAL)
Monroe Teweles
Sol E. Teweles (SEAL)
Sol E. Teweles
Dorothy Teweles (SEAL)
Dorothy Teweles (SEAL)

State of Wisconsin, } ss.
Door County.

Personally came before me, this 18th day of March, A. D., 19 53, above named Monroe Teweles, a single man; Sol E. Teweles and Dorothy Teweles, his wife known to be the person s who executed the foregoing instrument and acknowledged the same.



Robert B. Schoenbrunn
Robert B. Schoenbrunn
Notary Public Door County, Wis.
My commission expires June 20, A. D., 19 54

Tract Indexed

225
2/28

No. 900766

Martha Tewales, a single
man, Et Al to

Stanley Brandeis and

Lucile Brandeis, his wife

Quit Claim Deed

REGISTER'S OFFICE,
State of Wisconsin,
County, *Gen*

Received for Record this *13* day of
May A. D. 19*53*,

at *1:50* o'clock P. M., and recorded in
Vol. *91* of Deeds on page *131*

R. J. Alexander
Register of Deeds
Francis M. Muesel
Deputy

R.S. 8.

Not Indexed

2 2/1

91 PAGE 132

A. D. 1953.

277443

COUNTY COURT STATE OF WISCONSIN DOOR COUNTY
CIRCUIT COURT BRANCH

Stanley Brandels and Lucile Brandels, his wife, Plaintiffs,
-vs-

David B. Greenwood, Mary O. Greenwood, his wife; Joseph Harris Sr. and Susan Harris, his wife; Hollis Bassford as County Clerk of Door County, Wisconsin and successor in office to John Garland; Roy Steneman as County Treasurer of Door County, Wisconsin and successor in office to Joseph Colignon; George Bassford, supervisor of Door County, Wisconsin, and his successor in office; Door County, a municipal corporation; Moses L. Scudder and Clarine J. Scudder, his wife; Joseph Harris Jr. and _____ Harris, his wife; Elizabeth Birmingham, Henry Harris and Elizabeth Harris, his wife; Edith Slater; Grace Woodruff; Joseph Harris Jr. and Jessie Birmingham as executors of the Last Will and Testament of Joseph Harris Sr.; City of Sturgeon Bay, a municipal corporation; Charles I. Martin and Ella E. Martin, his wife; Desdemona E. B. Martin; James Keogh and _____ Keogh, his wife; R. F. Gody as administrator of the Estate of James Keogh, deceased; A. W. Lawrence and Emily J. Lawrence, his wife; Luella Alva Martin; A. W. Lawrence Jr. and Jennie M. Lawrence, his wife; Arthur M. Teweles and Frida Teweles, his wife; Monroe Teweles, a single man; Sol E. Teweles and Dorothy Teweles, his wife; Irma Wieland; Nana Simon; Lawrence Leonhardt Jr. and Martha Leonhardt, his wife; Joan Savage; and Unknown Husbands, Wives, Widows, Widowers, Heirs, devisees, Legatees, Grantees, Representatives, Assigns, and All Persons Claiming Any Right, Title or Interest in or Lien upon Any of the Lands Described herein; and Generally, All Persons Whom It May Concern,
Defendants.

JUDGMENT

The above entitled action having come on from hearing before the court without a jury on the 4th day of June, 1953, one of the days of the Regular Term of said court; the plaintiffs appearing by their attorney, Robert B. Schoenbrunn, and Edwin C. Stephan, guardian ad litem for all minor and incompetent defendants and as attorney under the Soldiers' and Sailors' Civil Relief Act for all defendants who may be engaged in military service, appearing in person;

It appearing from due proof made and filed that personal service has been made upon the defendants Hollis Bassford as County

Tract Indexed
p. 15
Bank of St. Bay

Clerk of Door County, Wisconsin and successor in office to John Garland; Roy Stoneman as County Treasurer of Door County, Wisconsin and successor in office to Joseph Collignon; Door County, a municipal corporation; City of Sturgeon Bay, a municipal corporation; Desdemona E. E. Martin Oliver; Luella Alva Martin; Monroe Teweles; Sol E. Teweles and Dorothy Teweles, his wife; Irma Wieland; Nana Simon; Lawrence Leonhardt Jr. and Martha Leonhardt, his wife; Jean Savage; and Fannie Brandeis, as appears by their and its admissions of service, that service by publication was made upon the remaining defendants as required by law, and that each and all of the defendants described in the caption hereof are subject to the jurisdiction of this court; that the time for answering by or on behalf of each defendant has expired; that each and all of the defendants are wholly in default hereof, excepting that Edwin C. Stephan, an attorney of this court appeared and answered as guardian ad litem for any and all named and unknown defendants whose military status is unknown;

The court having heard the testimony of the parties and the statements of counsel and having made and filed its Findings of Fact and Conclusions of Law.

Now, therefore, On Motion of Robert E. Schenbrunn, attorney for the plaintiffs herein,

It is herewith adjudged, That the title to the following described premises lying and being in the City of Sturgeon Bay, Door County, Wisconsin, to-wit:

A tract of land in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block Eight (8) of the Plat of Bay View in the City of Sturgeon Bay and parcels more particularly described as follows: Commencing at the Southwest corner of Lot 2 Block 8 of the Plat of Bay View, thence West along the South line of Block 8, which line is also the North line of East Maple Street, to a point on the South line of Lot 6 Block 8 which marks the intersection of said South line with the Easterly line of the double track Ahnapee and Western Railway right-of-way; thence Northwesterly along said Ahnapee and Western right of way to a point which is 177 feet North of the South line of said Block 8; thence East parallel with the South line of said Block 8 -- 137.5 feet to an iron pin on the Westerly side of a single track Ahnapee and Western spur track; thence North 45° 30' East along the Westerly side of said spur

State of Wisconsin
Circuit Court--Door County

hereby Certify that



track 314 feet; thence Southeasterly 138 feet more or less to the dock piling at the end of the Brandeis Dock; thence South 33° 52' West along the Southeasterly side of said Brandeis Dock and its continuation 395 feet to the Southwest corner of Lot 2 Block 8 of Flat of Bay View, the point of beginning. Including Riparian Rights Incidental thereto. Excepting from the above described real property an easement to the Wisconsin Telephone Company recorded in Volume 86 of Deeds, page 365, and an easement to the City of Sturgeon Bay recorded in Volume 18 of Miscellaneous, page 321, both of the aforesaid instruments being recorded in the office of the Register of Deeds for Door County, Wisconsin.

be and the same hereby is quieted, established and confirmed in Stanley Brandeis and Lucile Brandeis, his wife.

It is Hereby Further Adjudged that each and all of the defendants, and all persons claiming under them, or any of them, subsequent to the filing of the pendency of this action, on the 17th day of March, 1953, be and they hereby are, forever barred against having or claiming any right, title or interest to or in the said premises, or any part thereof, adverse to the plaintiff's.

Dated this 4th day of June, A.D., 1953.

By the Court:

Thomas M. Stapleton
Judge

State of Wisconsin }
Circuit Court--Door Co. } SS

Herbert A. Gaeth

_____, Clerk of said Court, do

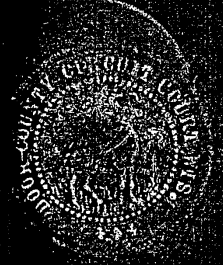
hereby Certify that I have compared the foregoing copy with the original JUDGMENT

entered in the action

entitled Stanley Brandeis -vs- David B. Greenwood, et al that it is a correct transcript therefrom and of the whole thereof, as the same remains of record in my office.

In testimony whereof I have hereunto set my hand and affixed the seal of said Court, at Sturgeon Bay, this 8th day of June, A.D. 1953

Herbert A. Gaeth -Clerk.



806 3049 12 JV

260

that all fees thereon... the end of the Grand... West along the... Block 8 of Lot 2... the point of beginning... the Wisconsin telephone... recorded in Volume 80 of Deeds... assessment to the City of... of Magellan, page 311, both of the... recorded in the office of the Register... of Deeds for Door County, Wisconsin.

and the same hereby is... Grandly Brantels and Lucile Brantels, his wife.
It is hereby further adjusted that each and all of the... and all persons claiming under them, or any of them, and... to the link of the Grandly Brantels, on the... day of March, 1923, be and they hereby are, however... having or claiming any right, title or interest... premises, or any part thereof, adverse to the... used this day of...

by the donor:

[Signature]

REGISTERS OFFICE)
DOOR COUNTY WIS.)
Received for Record the 9th day
of January A.D. 1925 at 9:20
o'clock A.M. and recorded in Vol. 91
Page 304
Casper W. Winters, Register
Deputy

Not Indexed

260
260
260

Judy mead

*Stanley Brantels vs.
David R. Brantels,
et al.*

277443

between...
With...
to them...
and acknowledged...
by these present...
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County of...

W. J. A. 1925
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Together
appertaining; and
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their hereditament
To Have
the said part...

160-401

Deed, Made this 18th day of April, A. D., 19 44, NUMBER 243047

Irma Greisen, formerly Irma Brandeis, child of Fannie Brandeis and Isidore Brandeis, part V of the first part, Brandeis and Lucile Brandeis, his wife, as joint tenants or to the survivor of either, parties of the second part.

That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration ----- Dollars,

in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, sold, remised, released and quit-claimed, and by these presents do give, grant, bargain, sell, remise, release and quit-claim unto the parties of the second part, and to their heirs and assigns forever, the following described real estate, situated in the County of

Wisconsin, to-wit:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), in Block Number Eight (8), Plat of Bay View, in the said City of Sturgeon Bay, Door County, Wisconsin, together with all accretions, additions and appurtenances thereto; it being the intent of this instrument to convey to the grantees herein, all right, title and interest that the undersigned grantor has, in and to the foregoing, and to convey, in the same manner, all right, title and interest to said real estate described herein, that the undersigned grantor has, by virtue of the Last Will and Testament of Isidore Brandeis, deceased.

AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession or in reversion, unto the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal this 18

April, A. D., 19 44

Signed and Sealed in Presence of D. Simons

Irma Greisen (SEAL) (SEAL) (SEAL) (SEAL)

Kentucky STATE OF WISCONSIN, Jefferson County, ss.

I, Notary Public, do hereby certify that the foregoing instrument was duly executed before me, this 18 day of April, A. D., 19 44.

Irma Greisen

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

for Record this 23 day of

A. D., 19 44, at 9:33 o'clock A. M. J. Alexander Register of Deeds. Deputy.



Carl K. Helman Notary Public, Jefferson County, Wis. My Commission expires January 3 A. D., 19 48.

462
49-462

Arthur M. Teweles
WARRANTY DEED.

-To- Fannie Brandeis
STATE OF WISCONSIN—FORM No. 1

NUMBER
227613

This Indenture, Made this 15th day of January
between Arthur M. Teweles, a widower

Fannie Brandeis

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of

One Dollar and other good and valuable consideration
to him in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien, convey and confirm unto the said part y of the second part, her heirs and assigns forever, the following real estate, situated in the County of Door, and State of Wisconsin, to-wit:

Lots Four (4), Five (5), Six (6) and Seven (7), in Block Eight (8) of Plat of Bay View, being all the land in said Block Eight (8) formerly owned by A. W. Lawrence, Sr. and used and occupied by him for planing, elevator, dock and warehouse purposes and all the buildings thereon, excepting and reserving, however, the right of way of the Ahnapee and Western Company, the same being a strip of land 30 feet wide through said Lots (6) and Seven (7) heretofore conveyed to said company by deed recorded Vol. Two (2) on page 87, in the Register of Deeds office in said county, together with all machinery and warehouse and elevator equipment located therein or thereon.

No revenue stamps are placed on this deed for the reason that the deed is executed for the purpose of consummating a settlement on the dissolution of the partnership which formerly owned the property and which was made of the parties hereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the 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 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 first part, her heirs and assigns FOREVER.

AND THE SAID Arthur M. Teweles

for his heirs, executors and administrators, do give, grant, bargain and agree to and warrant unto the said part y of the second part, her heirs and assigns, that at the time of the ensembling and delivery of the premises above described, he is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in fee simple, and that the same are free and clear from all incumbrances whatever, except a mortgage executed to Teweles, for the sum of \$ which the grantor has agreed to pay,

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

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal this 15th day of January, A. D., 19 38.

Signed and Sealed in Presence of

W. E. Wagener
A. R. Madoche

STATE OF WISCONSIN, } ss.
Door County, }

Personally came before me, this - day of January

the above named Arthur M. Teweles

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

Received for Record this 11th day of March A. D., 19 38, at 2:00 o'clock P.M.

Notary

W. E. Wagener
Notary Public, Door

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A. H. Lawrence Jr et al. - to - Arthur M. Jewels et al.

WARRANTY DEED.

Form No. 21 A.

THE H. S. REEAL WED. CO., ST. LOUIS, MO., U.S.A. (IN 3513)

This Indenture, Made this eighteenth day of May in the year of our Lord, one thousand nine hundred and thirty, between A. H. Lawrence, Jr and Jennie M. Lawrence his wife, of the city of Sturgeon Bay, Wisconsin and Ella C. Martin, of Marinette, Wisconsin. part 1/2 of the first part, and Arthur M. Jewels and Isidor Branderis of Sturgeon Bay part 1/2 of the second part.

Witnesseth, That the said part 1/2 of the first part, for and in consideration of the sum of Eight Thousand (\$8000) Dollars, and other considerations DOLLARS, to them in hand paid by the said part 1/2 of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do - give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part 1/2 of the second part, their heirs and assigns forever, the following described Real Estate, situated in the County of Door and State of Wisconsin, to-wit:

Lots four (4), five (5), six (6) and seven (7) in Block eight (8) of the Plat of Bay View, being all the land in said Block eight (8) formerly owned by A. H. Lawrence, Sr. and used and occupied by him for planing-mill, elevator, dock and wall house purposes, and all the buildings thereon; excepting and reserving, however the right of way of the Chippewa and Sturgeon Railway company, the same being a strip of land thirty (30) feet wide through said lots six (6) and seven (7), heretofore conveyed to said company by deed recorded in Volume two (2) on page 87, in the Registers Office of said County; and excepting and reserving, also, the boilers, engines, machinery and all tools and implements, used or set up for use, in and about the planing mill on said premises, with the right to enter on and into said premises and remove the same therefrom and all other personal property thereon belonging to the grantors.

1 This cousin (as previously came before me, this 19th day of May, 1908, the above named 1/2 of Marinette) Ella C. Martin, before known to be one of the persons who signed the instrument, and acknowledged the same.

Notary Public 4/18/04
Corn. expires 4/18/04
Arthur M. Jewels

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part 1/2 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 1/2 of the second part, and to their heirs and assigns FOREVER.

And the said A. H. Lawrence Jr and Jennie M. Lawrence, his wife and Ella C. Martin parties of the first part for themselves their heirs, executors and administrators, do - covenant, grant, bargain and agree to and with the said part 1/2 of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents they are 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

and that the above bargained premises, in the quiet and peaceable possession of the said part 1/2 of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, The said part 1/2 of the first part have hereunto set their hand and seal this the day of May of the date hereof A. D. 1900

Signed, Sealed and Delivered in Presence of
Julia E. Clark } witnesses
John A. Lawrence } also
Dr. J. C. Oliver for Ella C. Martin }
H. Lundberg }

State of Wisconsin, Door COUNTY, ss. Personally came before me on this 20 day of May, A. D. 1900

the above named A. H. Lawrence, Jr. and Jennie M. Lawrence, his wife

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

Received for record the 1 day of June A. D. 1900 at 3-10 o'clock P. M. No. 152123A Julia E. Clark Notary Public

and acknowledged that he executed the same as such Sheriff, for the uses and purposes therein set forth

Edith Nelson
Notary Public
Door Co. Wis

Received for Record June 22nd A.D. 1897 at 11:50 O'clock A.M.

Nic. Nelson
Register

no
137225

Sheriff A. A. Miner } Sheriff's Deed on Foreclosure
to } This indenture, made the 15th day of
A. W. Lawrence } June in the year one thousand
eight hundred and ninety seven between A. A. }
Minor, Sheriff of the County of Door, of the first }
part, and A. W. Lawrence, of the City of Sturgeon of }
the second part,

Witnesseth, That Whereas, at a special Term of the Circuit Court for the County of Door held at the Court House in the City of Green Bay in Brown County on the 22nd day of April One Thousand eight hundred and ninety six, it was, among other things, ordered and adjudged by the said Court, in a certain action then pending in the said Court, between A. W. Lawrence plaintiff, and Chas. J. Martin, Ella C. Martin, Desdimonia, E. C. Martin Luella Alva Martin R. P. body as administrator of the Estate of James Keogh deceased, and the Ahnape and Western Railway Co. a Corporation Defendants; That all and singular the mortgaged premises mentioned in the complaint in said action, and in said judgment described, or so much thereof as might be sufficient to raise the amount due to the plaintiff for principal, interest and costs in said action, and which might be sold separately without material injury to the parties interested, be sold at public auction by or under the direction of the Sheriff of the County of Door, at any time after one year from the date of said judgment, unless previous to such sale said premises and said judgment shall be redeemed in the manner provided by law; that the said sale be made in the County of Door, where the premises are situate; that the said Sheriff give public notice of the time and place of such sale, in the manner provided

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said Sheriff, upon compliance by the purchaser with the terms of such sale, execute and deliver to the purchaser or purchasers a deed of the premises so sold, setting forth each tract or parcel so sold, the sum paid therefor;

And Whereas, neither said premises, nor any part thereof, had been redeemed, and neither said judgment, nor any part thereof had been paid, and one year from the date of said judgment had expired;

And Whereas, the said Sheriff, in pursuance of the said judgment of the said court, did on the 15th day of June, A. D. 1897, sell at public auction, at the Sheriff's office in the Court House in the City of Sturgeon Bay Door Co. Wis. at the hour of 10 O'clock A. M. of that day, the premises in the said judgment mentioned, due notice of the time and place of such sale being first given, agreeably to the said judgment, at which sale the premises hereinafter described were struck off to the said party of the second part for the sum of Twelve Thousand Three Hundred (12300) Dollars to A. W. Lawrence he being the highest and best bidder therefor and that being the highest sum bid for the same.

Now, Therefore, know ye, that I, the said A. A. Minor Sheriff aforesaid, by virtue of the said judgment, and of the statute in such case made and provided, and in consideration of the said sum of money, so bidden as aforesaid, being first duly paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold aliened and conveyed, and by these presents do grant, bargain, sell aliened and conveyed unto the said A. W. Lawrence and to his heirs and assigns forever, all the following described Lands to wit: Fractional Lots Four (4), Five (5), Six (6) and Seven (7) in Block Eight (8) of the City of Sturgeon Bay. Also a Tract in Lot Three (3) Town Twenty Seven (27) Range Twenty Six (26) commencing at a point on the West side of Prospect Street, One Hundred and Sixty Six (166) feet South of the South West corner of Prospect Street and Maple Avenue, and running thence West Two Hundred (200) feet thence South One Hundred and Eighty Three (183) feet, thence East Two Hundred (200) feet,

and thence North One Hundred and Eighty Three (183) feet to the place of beginning being Lot Two (2) in Harris Homestead; also a tract beginning at the North West corner of the North West quarter of the South East quarter of section Seven (7) in Township Twenty Seven (27) North Range Twenty Six (26) East; and running thence South Thirteen (13) Rods thence East Twenty four (24) Rods Fifteen and a half (15 1/2) Links; thence North Thirteen (13) Rods and thence west to the place of beginning; also all the Mortgagor right title and interest in and to the waters front and riparian rights appurtenant to Lots Eight (8) Nine (9) and Ten (10) in Block Eight (8) in said City of Sturgeon Bay, all of the foregoing Lots and Tracts being in what is known as the Fourth Ward of the City of Sturgeon Bay in Door Co. Wisconsin

To Have and to Hold, all and singular the premises above mentioned and described, and hereby conveyed, or intended so to be, unto the said party of the second part his heirs and assigns, to their only proper use, benefit and behoof Forever.

In Witness Whereof, The said A. A. Minor Sheriff as aforesaid, hath hereunto set his hand and seal The day and year first above written, signed sealed and delivered

in presence of
James S. Halstead
A. D. Thorp

A. A. Minor Seal
Sheriff Door Co. Wis

State of Wisconsin }
Door County } On this 16th day of June
A. D. 1897, before me came A. A. Minor Sheriff known to be the individual and officer described in, and who executed the above conveyance, and acknowledged that he executed the same as such Sheriff, for the uses and purposes therein set forth.

James S. Halstead
Co. Clerk Door Co. Wis

Received for Record June 23rd A. D. 1897. at 4:49 o'clock P. M.
Nic Nelson
Register

9-591

No 129318

Vertical text in the left margin, likely a notary's signature or notes, including the name "Francis A. Flood" and "Notary Public".

This Indenture, Made this twenty fourth day of November, in the year of our Lord, one thousand eight hundred and ninety one, between Henry Harris and Elisabeth Harris his wife, of the City of Philadelphia, State of Pennsylvania

C. J. Martin of the City of Sturgeon Bay, County of Door State of Wisconsin party of the first part, and party of the second part

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Eleven Hundred (\$ 1100.) Dollars,

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents doth give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, his heirs and assigns forever, the following described real estate, situated in the county of Door and state of Wisconsin, to wit:

And more particularly described as follows, to wit: Fractional Lots number Four (4) Five (5) Six (6) and Seven (7) in Block Number Eight (8) of the Village of Bay View together with the Steamboat Dock & Warehouse thereon, built upon the above described Lots, and extending therefrom into the waters of Sturgeon Bay.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties 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.

So have and to hold the said premises as above described, with the hereditaments and appurtenances, unto the said party of the second part, and to his heirs and assigns Forever.

And the said parties of the first part for themselves and for their heirs, executors and administrators, doth covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents they were 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,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever Warrant and Defend.

In Witness Whereof, the said party of the first part hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Francis A. Flood
Abna M. Udike

Henry Harris
Elisabeth Harris

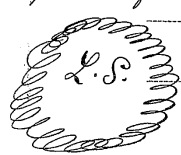
State of Pennsylvania
County of Philadelphia County.

BE IT REMEMBERED, That on this twenty fourth day of November

A. D. 18 91 before me a Notary Public for the Commonwealth of Pennsylvania residing in Philadelphia personally appeared to a person named Henry Harris and Elisabeth Harris his wife to me known to be the individuals named in and who executed this foregoing conveyance and acknowledged that they signed sealed and delivered the same as their voluntary act and deed, and that Elisabeth Harris on a private examination apart from her husband, the full contents hereof and the contents of the same, and that she acknowledged that she signed sealed and delivered the same, voluntarily and freely, without any fear, threat or compulsion of her husband.

Received for Record at 1 o'clock P. M.

December 2nd A. D. 18 91
Jacob Dehos Register.



Francis A. Flood
Notary Public

8-512

Joseph Harris Jr. } Executors, To Henry Harris
Jesse Birmingham }

WARRANTY DEED

H. G. PARSONS & CO., INC., ST. LOUIS, MO.

Number.

This Indenture, Made this fourteenth day of June 1890

125962
A

our Lord one thousand eight hundred and ninety BETWEEN Joseph Harris Jr. of City of Stevens Bay, Door County, Wisconsin & Jesse Birmingham of Adams County Wisconsin, Executors of the last will & Testament of Joseph Harris Sr. deceased, part us of the first

Henry Harris of Philadelphia, State of Pennsylvania part 7 of the second

Witnesseth, That the said part us of the first part, for and in consideration of the sum of Twelve hundred & Sixty & 9/10 (\$1268.90) Dollars to them in hand paid, by the said part 7 of the second part, the receipt whereof is hereby confessed and acknowledged; has given, granted, bargained, sold, remised, released, aliened, conveyed, and confirmed unto the said part 7 of the second part, his heirs and assigns forever, the following described real estate, situated in the County of Door and State of Wisconsin, and more particularly described as follows to wit:

Tractional Lots Four, Five, Six, & Seven in Block Eight together with all buildings and docks situated thereon, & Tract in Block Three commencing at a point on the west side of Prospect St One Hundred Sixty six feet South of the South West corner of Prospect St. & Maple Avenue, running thence west Two hundred feet, thence South One hundred & Eighty three feet, thence East Two hundred feet to Prospect St., thence North along said Street One Hundred & Eighty three ft to place of beginning designated as Lot Two in the Harris Addition or Block Three, all being in the Village of Bay View.

(This deed is given by virtue of the Power granted to the above named Executors in the last will of Joseph Harris Sr. deceased.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and all the estate, right, interest, claim, or demand whatsoever, of the said part 7 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 7 of the second part, and to his heirs and assigns forever.

AND THE SAID Joseph Harris Jr. & Jesse Birmingham, Executors for themselves their heirs, executors and administrators, do covenant grant bargain and agree, to and with the said part 7 of the second part, his heirs and assigns, that at the time of the ensealing and delivery of the presents, they were well seized of the premises above described, as of a good, sure, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever

and that the above bargained premises, in the quiet and peaceable possession of the said part 7 of the second part, his heirs and assigns, against all and every person or persons lawfully claiming the same or any part thereof, they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, The said part us of the first part has hereunto set their hands and seals the day and year first above written

Signed, Sealed and Delivered in Presence of

Chas. Nugent
L. L. Bacchus

Joseph Harris Jr. (L.S.)
Jesse Birmingham (L.S.)
(L.S.)

STATE OF WISCONSIN, }
DOOR COUNTY. } ss.

Personally came before me the above named this fourteenth day of June 1890, the above named Joseph Harris Jr. & Jesse Birmingham to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same to be their act and deed, for the uses and purposes therein mentioned.

Received for Record, at 9 o'clock A.M.,

L. L. Bacchus