

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

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

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

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.

STATE OF WISCONSIN
COUNTY OF DOOR
I, Carey Petersilka, Register of Deeds in and for said county do hereby certify that this is a true and correct copy of the original record on file in the Door County Register of Deeds Office, Door County, Wisconsin.
Witness my hand and official seal the 15th day of February A.D. 2011
Mary A. Galt
Register of Deeds, Deputy

TERRY J. VOGEL, Door County Sheriff

By: Terry J. Vogel
Terry Vogel (print or type name)
shf (title)

STATE OF WISCONSIN)
DOOR COUNTY) SS.

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.

Jan Scharfner
Jan Scharfner (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

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 - PTI-7673
 1242 Green Bay Road
 Sturgeon Bay, WI 54235

281-12-10080101

Parcel Identification Number (PIN)

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

Document Number _____, Document Name _____
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.

STATE OF WISCONSIN
 I, Mary A. Geist, Register of Deeds, Deputy
 county do hereby certify that this is a true and correct copy of the original record on file in the Door County Register of Deeds Office, Door County, Wisconsin.
 Witness my hand and official seal the 15th day of February, A.D. 2007

WHZ
 W-7

TRANSFER FEE
 \$ 2775.00

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)
) ss. **Seal Affixed**
DOOR COUNTY)

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. Allen
 * Allen M. Allen
 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

**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:

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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.