

Cover page for:

Preliminary Title Insurance Schedules **(with copies of recorded exception documents)**

Preliminary title insurance schedules prepared by:

The Closing Company, LLC

(File Number: CC-7110)

Note: The parcel numbers in the preliminary title insurance schedules do not correspond to the auction tract numbers. For purposes of bidding at the auction, and for purposes of the purchase documents, the auction tracts are identified by the tract numbers used in the auction brochure and Exhibit A in the Bidder Packets. The tract and parcel numberings are cross-referenced in the table below.

Title Company's Parcel Numbers:	Auction Tract Numbers:
1	1
2	1 & 4
3	2 & 3
4	2

For September 15, 2026 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Trever Ostrowski and Amanda Ostrowski



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment

Condition 5.e.:

Issuing Agent: The Closing Company, LLC
Issuing Office: 2215 Schofield Ave, Schofield, WI 54476
Issuing Office's ALTA® Registry ID: 4023376
Loan ID No.: -
Commitment No.: CC-7110
Issuing Office File No.: CC-7110
Property Address: 6499 County Road F, Wisconsin Rapids, WI 54495
Revision No.: 1

SCHEDULE A

1. Commitment Date: June 18, 2026 at 8:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (7-1-21)
Proposed Insured: TBD
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in:

Trever Ostrowski and Amanda Ostrowski, husband and wife, as survivorship marital property
5. The Land is described as follows:

Parcel 1:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin, AND

The North 33 feet of the NE 1/4 of the NE 1/4, except the East 40 feet of same, and the North 33 feet of the NW 1/4 of the NE 1/4 all in Section 17, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin, excepting the West 264 feet thereof.

PIN No.: 21-00159

Parcel 2:

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 8, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin.

PIN No.: 21-00155

Parcel 3:

That part of Lot One (1) of Certified Survey Map No. 7927 as recorded in Volume 27, of Surveys on Page 127, as Document No. 2004RO4103; located in and being part of the NW 1/4 of the NE 1/4, Section 17, Township 23 North, Range 7 East, in the Town of Sigel, Wood County, Wisconsin; AND

The West 264 feet of the North 33 feet of the NW 1/4 of the NE 1/4, Section 17, Township 23 North, Range 5 East, Town of Sigel, Wood County, Wisconsin; EXCEPT that part of Lot 1 described in Certified Survey Map No. 11451.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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PIN No.: 21-00303A

Parcel 4:

Lot One (1) of Certified Survey Map No. 11451, recorded as Document No. 2024R04141; located in and being part of Lot 1 of Wood County Certified Survey Map No. 7927 located in part of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 17, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin; EXCEPT that part described as Lot 1 of Certified Survey Map No. 11642.

PIN No.: 21-00303B

The Closing Company, LLC

By: _____

Kelly J. Spaay

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

A. Warranty Deed from Trever Ostrowski and Amanda Ostrowski, husband and wife, as survivorship marital property to TBD.

The proposed deed should either designate the subject property as non-homestead, identify the grantor as unmarried or be joined in by grantor's spouse.

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
6. The lien of the general real estate taxes for the year 2026 and thereafter.

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7. The lien of any special assessments, taxes or charges.
8. **Mortgage executed by Trever J. Ostrowski and Amanda M. Ostrowski, husband and wife, as survivorship marital property to Nicolet National Bank, in the originally stated amount of \$[REDACTED], dated October 15, 2025, recorded in the Office of the Register of Deeds for Wood County, Wisconsin on October 15, 2025, as Document No. 2025R08246.**
9. **Holding Tank Agreement dated May 28, 2024, recorded in the Office of the Register of Deeds for Wood County, Wisconsin, on May 28, 2024, as Document No. 2024R03912. (Parcel 4)**
10. **Special taxes or assessments, if any, by reason of the insured premises being designated as Managed Forest Land as disclosed by Order of Designation dated November 12, 1990 and recorded November 16, 1990 in Volume 6R of Lis Pendens, page 6A, as Document No. 709924. Wood County Records. (Affects the SE ¼ of the SW ¼ of 8-23-5). MFL Transfer Order dated September 19, 1995 and recorded September 20, 1995, in Volume 765 of Records, page 571, as Document No. 783531, Wood County Records. MFL Transfer Order dated December 13, 2004 and recorded December 27, 2004, as Document No. 2004R18247, Wood County Records.**
11. **Rights of the public in any portion of the subject premises lying within the limits of any public highway, street or road. The policy will also be subject to any existing easements in that portion of the subject premises which was part of any vacated public highway, street, alley or road.**
12. **Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to land cut off by a change in the course of the water body (avulsion); or ownership of artificially filled land.**
13. **Septic Tank Maintenance Affidavit, recorded in the Office of the Register of Deeds for Wood County, Wisconsin, on May 24, 1989, in Volume 570 of Records, Page 747, as Document No. 693074.**
14. **Privy Installation Agreement, recorded in the Office of the Register of Deeds for Wood County, Wisconsin, on January 24, 2003, as Document No. 917038.**

FOR INFORMATIONAL PURPOSES ONLY:

Real Estate Taxes for the year 2025, in the amount of \$1,112.50 are paid in full. (Parcel 1)

Real Estate Taxes for the year 2025, in the amount of \$609.20 are paid in full. (Parcel 2)

Real Estate Taxes for the year 2025, in the amount of \$269.20 are paid in full. (Parcel 3)

Real Estate Taxes for the year 2025, are unavailable. (Parcel 4)

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BADGER - LAND SURVEYING, INC.
2610 WEST GRAND AVE.
WISCONSIN RAPIDS, WI 54495

PHONE: (715) 424 - 5900
FAX: (715) 424 - 5901
E-MAIL: bbsurvey@wcic.net

IF THE SURVEYOR'S SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION DOES NOT APPLY TO COPIES.

PREPARED FOR: ELI BOMTRAGER
6447 C.T.H. "F"
WISCONSIN RAPIDS, WI 54495

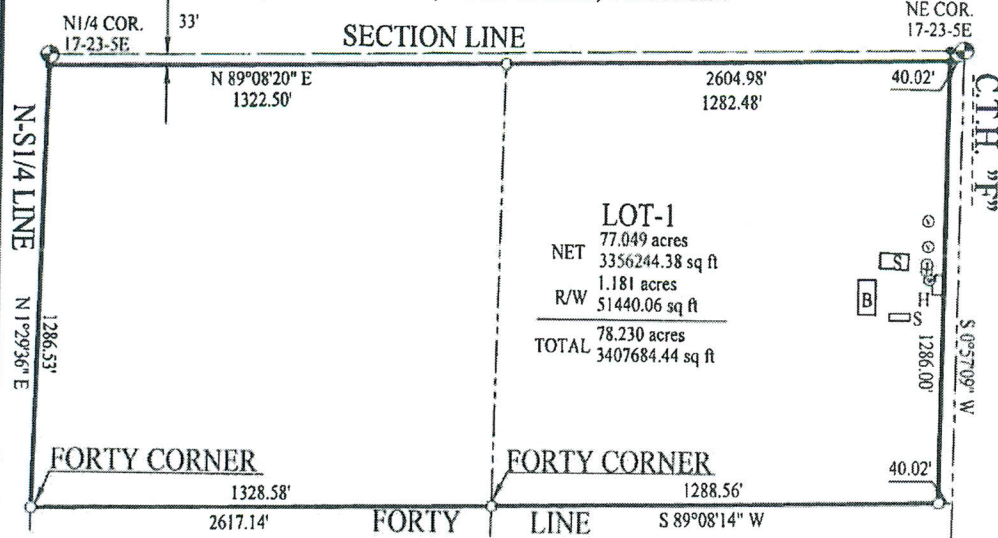
© 2004, BADGER-LAND SURVEYING, INC.

DRAWN BY: JC

JOB#: 112501A

WOOD COUNTY CERTIFIED SURVEY MAP NO. 7927

BEING PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE NE1/4 SECTION 17, TOWN 23 NORTH, RANGE 5 EAST, TOWN OF SIGEL, WOOD COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE:

I, WAYNE BASLER, REGISTERED LAND SURVEYOR, hereby certify:

That I have surveyed and mapped this survey located in Part of the NE1/4 of the NE1/4 and Part of the NW1/4 of the NE1/4 of Section 17, Town 23 North, Range 5 East, Town of Sigel, Wood County, Wisconsin, bounded and described as follows:

Commencing at the NE Cor. 17-23-SE;
Thence S 0°57'09" W, a distance of 33.02';
Thence S 89°08'20" W, a distance of 40.02' to a iron monument to the POINT OF BEGINNING;
Thence S 0°57'09" W, a distance of 1286.00' to a iron monument;
Thence S 89°08'14" W, a distance of 2617.14' to a iron monument;
Thence N 1°29'36" E, a distance of 1286.53' to a iron monument;
Thence N 89°08'20" E, a distance of 2604.98' to a iron monument to the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record.

That I have made such survey at the direction of ELI BOMTRAGER
6447 C.T.H. "F"
WISCONSIN RAPIDS, WI 54495

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; that I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and Wood County Subdivision Ordinance.

Wayne Basler 3-31-04

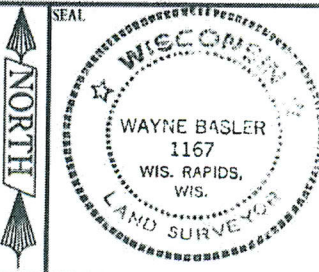
WAYNE BASLER R.L.S. 1167
Drafted By: JOSH CALAWAY

- 1"OD X 18" IRON PIPE SET (1.13#/FT)
- 1" IRON PIPE FOUND
- ⊙ SEPTIC VENT
- ⊙ SEPTIC TANK
- ⊙ WELL
- ⊙ GOVT CORNER OF RECORD

BASIS FOR BEARINGS:
MAP BEARINGS REFERENCED TO WOOD COUNTY GPS COORDINATE SYSTEM (GROUND).

SCALE: 1" = 400'

0 200' 400' 800'



REC. FEE: 11.00
TRANS. FEE: 1.00
PAGES: 1

RENE' L. KRAUSE
REGISTER OF DEEDS

03/31/2004 01:52PM

REGISTER OF DEEDS
WOOD COUNTY
RECORDED ON

2004R04103

VOL. 27 PAGE 127

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

BADGER - LAND SURVEY, LLC
2610 WEST GRAND AVE.
WISCONSIN RAPIDS, WI 54495

PHONE: (715) 424 - 5900
FAX: (715) 424 - 5901
E-MAIL: blsurvey@wetc.net
www.badgerlandsurvey.com

IF THE SURVEYORS SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS CERTIFICATION DOES NOT APPLY TO COPIES.

PREPARED FOR:

LARRY BAUMBACH JR
6447 COUNTY RD F
WISCONSIN RAPIDS, WI 54495

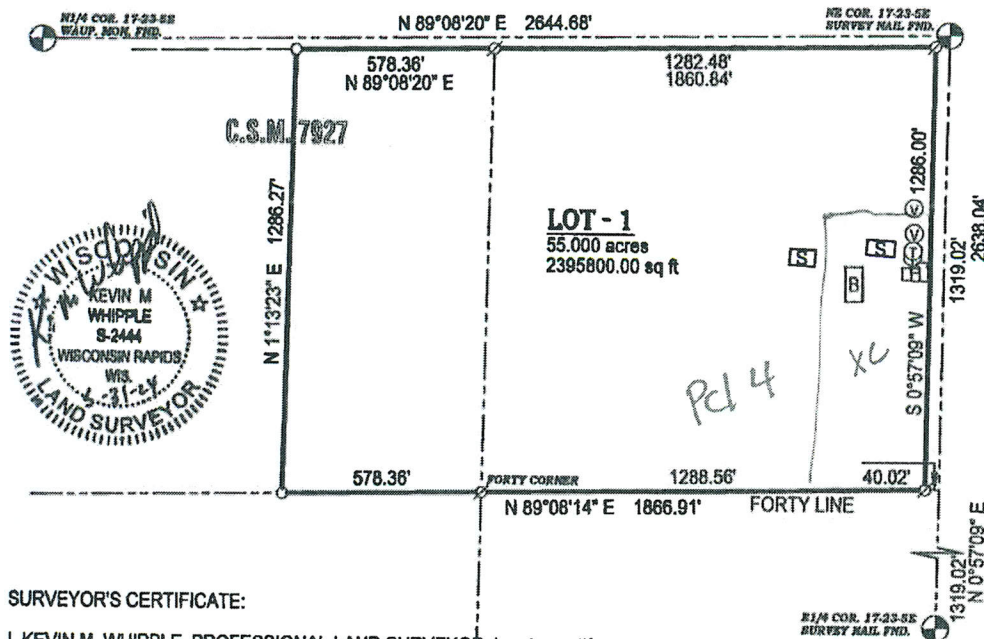
© 2024, BADGER-LAND SURVEY, LLC

DRAWN BY: EMW

JOB#: 112501B

WOOD COUNTY CERTIFIED SURVEY MAP NO. 11451

BEING PART OF LOT 1 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 7927, LOCATED IN PART OF THE NE1/4 NE1/4 & NW1/4 NE1/4 OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 5 EAST, TOWN OF SIGEL, WOOD COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map being part of Lot 1 of Wood County Certified Survey Map No. 7927, located in part of the NE1/4 NE1/4 & NW1/4 NE1/4 of Section 17, Township 23 North, Range 5 East, Town of Sigel, Wood County, Wisconsin, bounded and described as follows;

Commencing at the E1/4 COR. 17-23-SE;

Thence N 0°57'09" E, a distance of 1319.02';

Thence N 89°08'14" W, a distance of 40.02' to an iron monument, being the POINT OF BEGINNING;

Thence N 89°08'14" E, a distance of 1866.91' to an iron monument;

Thence N 1°13'23" E, a distance of 1286.27' to an iron monument;

Thence N 89°08'20" E, a distance of 1860.84' to an iron monument;

Thence S 0°57'09" W, a distance of 1286.00' to an iron monument being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of **LARRY BAUMBACH JR**
6447 COUNTY RD F
WISCONSIN RAPIDS, WI 54495

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the Wood County Subdivision Ordinance to the best of my knowledge and belief.

KEVIN M. WHIPPLE P.L.S. 2444

Drafted By: Erin Whipple

Field work completed on 5/28/24

5/31/24

○ 3/4" X 18" IRON ROD SET (1.5#/FT)
Ø 1" IRON PIPE FOUND
⑦ SEPTIC TANK
⑨ SEPTIC VENT

SCALE: 1" = 400'

0 200' 400' 800'

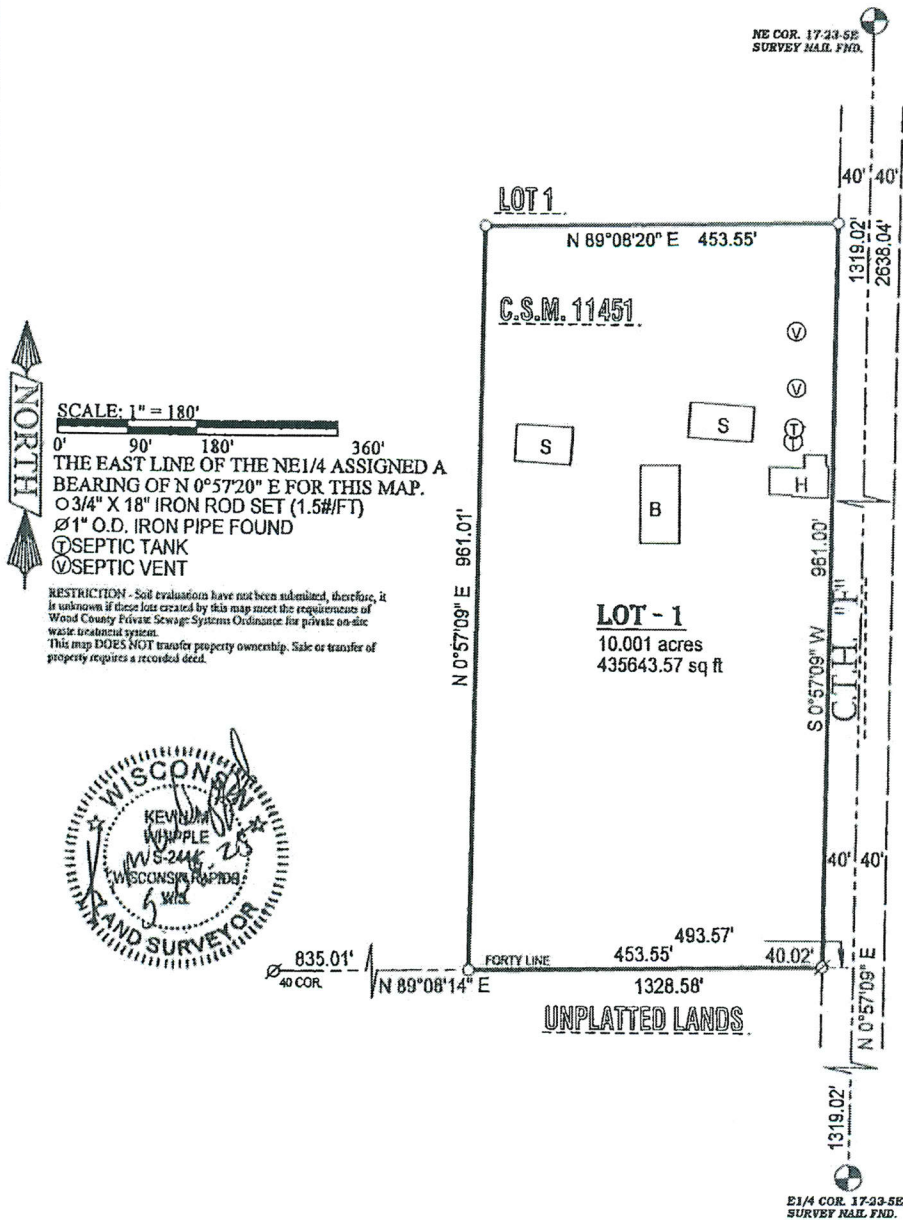
THE NORTH LINE OF THE N1/4 ASSIGNED A BEARING OF N 89°08'20" E FOR THIS MAP.

2024R04141
TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON
06/04/2024 10:11 AM
RECORDING FEES 30.00
EXEMPT #:
PAGES: 1

Pc1 4
excepted
Pd

WOOD COUNTY CERTIFIED SURVEY MAP NO. 11642

BEING PART OF LOT 1 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 11451, LOCATED IN PART OF THE NE1/4 NE1/4 OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 5 EAST, TOWN OF SIGEL, WOOD COUNTY, WISCONSIN.



This map DOES NOT transfer property ownership. Sale
or transfer of property requires a recorded deed.

BADGER - LAND SURVEY, LLC 2610 WEST GRAND AVE. WISCONSIN RAPIDS, WI 54495 © 2024, BADGER-LAND SURVEY, LLC	PHONE: (715) 424 - 5900 FAX: (715) 424 - 5901 E-MAIL: blsurvey@wetc.net www.badgerlandsurvey.com	PREPARED FOR: LARRY BAUMBACH JR 6447 COUNTY RD F WISCONSIN RAPIDS, WI 54495
	IF THE SURVEYOR'S SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THESE CERTIFICATION RULES DO NOT APPLY TO COPIES.	DRAWN BY: EMW

WOOD COUNTY CERTIFIED SURVEY MAP NO. 11642

BEING PART OF LOT 1 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 11451, LOCATED IN PART OF THE
NE1/4 NE1/4 OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 5 EAST, TOWN OF SIGEL, WOOD COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map being part of Lot 1 of Wood County Certified Survey
Map No. 11451, located in part of the NE1/4 NE1/4 of Section 17, Township 23 North, Range 5 East, Town of Sigel, Wood
County, Wisconsin, bounded and described as follows;

Commencing at the E1/4 COR. 17-23-5E;
Thence N 0°57'09" E, a distance of 1319.02';
Thence along the South line of the NE1/4 NE1/4 on a bearing of S 89°08'14" W, a distance of 40.02' to an iron monument,
said point being the POINT OF BEGINNING;
Thence continuing along the South line of the NE1/4 NE1/4 on a bearing of S 89°08'14" W, a distance of 453.55' to an iron
monument;
Thence parallel to the West R/W Line of C.T.H. "F" on a bearing of N 0°57'09" E, a distance of 961.01' to an iron monument;
Thence N 89°08'20" E, a distance of 453.55' to an iron monument;
Thence along the West R/W line of C.T.H. "F" on a bearing of S 0°57'09" W, a distance of 961.00' to an iron monument
being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of **LARRY BAUMBACH JR - OWNER**
6447 COUNTY RD F
WISCONSIN RAPIDS, WI 54495

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made;
That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the Wood County Subdivision
Ordinance to the best of my knowledge and belief.

K. M. Whipple
KEVIN M. WHIPPLE P.L.S. 2444
Drafted By: Erin Whipple
Field work completed on 9/2/25



SHEET 1 OF 2

2025R07151
TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON
09/09/2025 03:19 PM
RECORDING FEES 30.00
EXEMPT #:
PAGES: 2

HOLDING TANK AGREEMENT

This Agreement is made between Wood County and the Holding Tank Owner(s)

Agreement Date 5-28-2024	Parcel Identification Number 21-00159
Governmental Unit TN: SIGEL	Holding Tank Owner(s) LARRY & GINNY BAUMBACH

We acknowledge that application is being made for the installation of a holding tank system on the following described property: (Provide legal description),
SECTION 8 T23 R5E SW SE & THE N 33' OF N 1/2 NE, S
17-23-5 EXC W 264' THEREOF

2024R03912
TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON
05/28/2024 09:55 AM
RECORDING FEES 30.00
EXEMPT #:
PAGES: 1

RETURN TO:
Wood County Planning & Zoning
400 Market Street
PO Box 8095
Wisconsin Rapids WI 54495-8095

or that continued use of the existing premises requires that a holding tank be installed on the property for the purpose of proper containment of sewage. Also, the property cannot be served by a municipal sewer, or any other type of private sewage system as permitted under SPS 383, Wis Admin Code or Ch. 145, Wis. Stats.

As an inducement to the County of Wood to issue a sanitary permit for the above-described property, we agree to the following:

1. The Owner agrees to conform to all applicable requirements on SPS 383, Wis Admin Code and the Wood County Private Sewage System Ordinance relating to holding tanks. If the Owner fails to have the holding tank properly serviced in response to orders issued by Wood County to prevent or abate a human health hazard as described in ss. 254.59, Wis. Stats., the County may enter upon the property and service the tank or cause to have the tank serviced and charge the Owner by placing the charges on the tax bill as a special charge for current services rendered. The charges will be assessed as prescribed by ss. 66.60, Wis. Stats.
2. The Owner agrees to pay charges and costs incurred by the County for inspection, pumping, hauling or otherwise servicing and maintaining the holding tank in such a manner as to prevent or abate any human health hazard caused by the holding tanks. The County shall notify the Owner of any costs that shall be paid by the Owner within thirty (30) days from the date of notice. In the event the Owner does not pay the costs within thirty (30) days, the Owner specifically agrees that all costs and charges may be placed on the tax roll as a special charge for the abatement of a human health hazard, and the tax shall be collected as provided by law.
3. The Owner, except as provided by ss.281.48, Wis. Stats., agree to contract with a person who is certified under NR 114, Wis. Admin Code, to have the holding tank serviced and to notify the County or its computer reporting system.
4. The Owner agrees to contract with a person certified under NR 114, Wis. Admin. Code who shall, within thirty (30) days of servicing or maintenance of the holding tank, submit to the County or its computer reporting system a report in accord with SPS 83.55(2)b, Wis. Admin. Code for the servicing or maintenance. In the case of registration under ss.281.48, Wis. Stats., the Owner shall submit the report to the County or its computer reporting system. The County may enter upon the property to investigate the condition of the holding tank when pumping reports or meter readings may indicate the holding tank is not being properly maintained.
5. This agreement will remain in effect only until the County certifies that the property is served by either a municipal sewer or a soil absorption component that complies with SPS 383, Wis. Admin Code. In addition, this agreement may be cancelled by executing and recording, at the expense of the Owner, said certification with reference to this agreement in such manner that will permit the existence of the certification to be determined by reference to the property.
6. This agreement shall be binding upon the Owner, the heirs of the Owner and assignees of the Owner. The Owner shall submit the agreement to the Register of Deeds and the agreement shall be recorded by the Register of Deeds in a manner which will permit the existence of the agreement to be determined by reference to the property where the holding tank is installed. Failure of the Owner to comply with all the provisions of this agreement will constitute a violation of the provisions of the sanitary permit and may subject the Owner to a forfeiture as prescribed by Section 702.10(4), Wood Co. Private System Ordinance.

Owner's Signature

Larry & Ginny Baumbach
(Print Name) LARRY & GINNY BAUMBACH

Larry & Ginny Baumbach
(Print Name) LARRY & GINNY BAUMBACH

Subscribed and sworn to before me on this date:

May 21st 2024

Notary Public Signature

Christopher T. Lotzer
(Print Name) CHRISTOPHER T. LOTZER
My commission expires: May 30, 2026

Wood County Official Signature

Bradley Cook
(Print Name) BRADLEY COOK

CODE ADMINISTRATOR

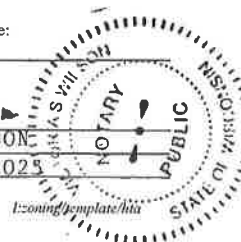
Wood County Official Title

Subscribed and sworn to before me on this date:

5-28-2024

Notary Public Signature

Victoria S. Wilson
(Print Name) VICTORIA S. WILSON
My commission expires: 5-2-2025



This instrument filed by the Wood County Planning & Zoning Office.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
P O BOX 7921, MADISON, WI 53707

IN THE MATTER OF THE DESIGNATION OF LAND LOCATED IN
WOOD COUNTY, AS MANAGED FOREST LAND ON
PETITION OF ABBOTT, ETAL DAVID F.
FOR A PERIOD OF 25 YEARS.

FINDINGS OF FACT.
CONCLUSIONS OF LAW AND
ORDER OF DESIGNATION

ORDER NO. 72 023 1991
EFFECTIVE DATE JAN. 1, 1991

PARTIES:

Petitioner ABBOTT, ETAL DAVID F.
6447 CO. TK. F
WISCONSIN RAPIDS WI 54494

TOWN OF SIGEL

Department of Natural Resources, Forest Tax Unit, Box 7921, Madison, WI 53707

FINDINGS OF FACT

1. The Petitioner has filed a timely petition under Chapter 77, Subchapter VI, Stats., to enter the lands as Managed Forest Land.
2. The lands described in the petition meet the eligibility requirements of Sec. 77.82(1), stats.
3. The facts in the petition are correct.
4. A merchantable stand of timber will be developed on the land.
5. The use of the land as Managed Forest Land is not incompatible with the existing uses of land in the municipality.
6. There are no delinquent taxes on the land.

CONCLUSIONS OF LAW

The Department of Natural Resources, pursuant to Section 77.82(8), Stats., based upon the foregoing Findings of Fact is required to approve the petitioners' petition and designate the land described in the petition as Managed Forest Land.

ORDER

IT IS HEREBY ORDERED that the following lands be designated Managed Forest Land:

	OPEN ACRES	CLOSED ACRES	TOTAL ACRES
TOWNSHIP 23 NORTH RANGE 05 EAST			
SECTION 08 SESW, PT OF	25.00	.00	25.00
17 NWNE, PT OF	15.00	.00	15.00
TOTAL ACREAGE FOR ORDER	40.00	.00	40.00

NOTICE OF APPEAL RIGHTS ON THE REVERSE SIDE OF THIS SHEET

SIGNATURE OF PAUL E. PINGREY, SUPERVISOR,
FOREST TAX UNIT OF THE
DEPARTMENT OF NATURAL RESOURCES AUTHENTICATED

THIS 12 DAY OF November 1990

TITLE: MEMBER STATE BAR OF WISCONSIN OR OTHER
PARTY AUTHORIZED UNDER SEC. 706.06 WI STATUTES.

THIS INSTRUMENT DRAFTED BY STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
FOR THE SECRETARY

BY

Paul E. Pingrey
SUPERVISOR
FOREST TAX UNIT - PH (608)266-3545

NOTICE OF APPEAL OR REVIEW RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin Statutes and the Wisconsin Administrative Code establish time periods within which requests to review department decisions must be filed. These time periods and appeal rights are as follows:

1. Any person aggrieved by this decision which adversely affects substantial interests of such person may seek judicial review of the decision pursuant to ss. 227.52 and 227.53, Stats. A petition for such review must be filed within 30 days after service of this decision.
2. A petitioner under s 77.82 or an owner of managed forest land who is adversely affected by a decision of the department under Subch VI, Ch 77, Stats., other than as provided in ss. 77.88(2)(c) and (2)(f), Stats., is entitled to a contested case hearing under Ch. 227, Stats. Review must be sought within 30 days after service of this decision.

The respondent in an action for review is the Department of Natural Resources. You may wish to seek legal counsel for aid and assistance. This notice is provided pursuant to ss. 227.48(2), Stats.

ORDER NUMBER

72/023/1991

Co. Code/Seq. No./Yr. of Entry

MANAGED FOREST LAW MAP
Form 2450-133 Rev. 4-87

MADISON OFFICE USE ONLY

Acreage Entered

15.00

Owner's Name

DAVID F. ABBOTT, ET AL

Town or Village Name

SIGEL

County

WOOD

Street or Route

6447 Co. Tr. F

Township No.

23N

Range

S

E

W

Section

17

City, State, Zip Code

WISCONSIN RAPIDS, WI 54494

Closed Acres

Open Acres

15.0

LEGEND:

Closed Area



Open Area



Section Diagram

8" = 1 Mile

Prepared By

STEVE GRANT

Date

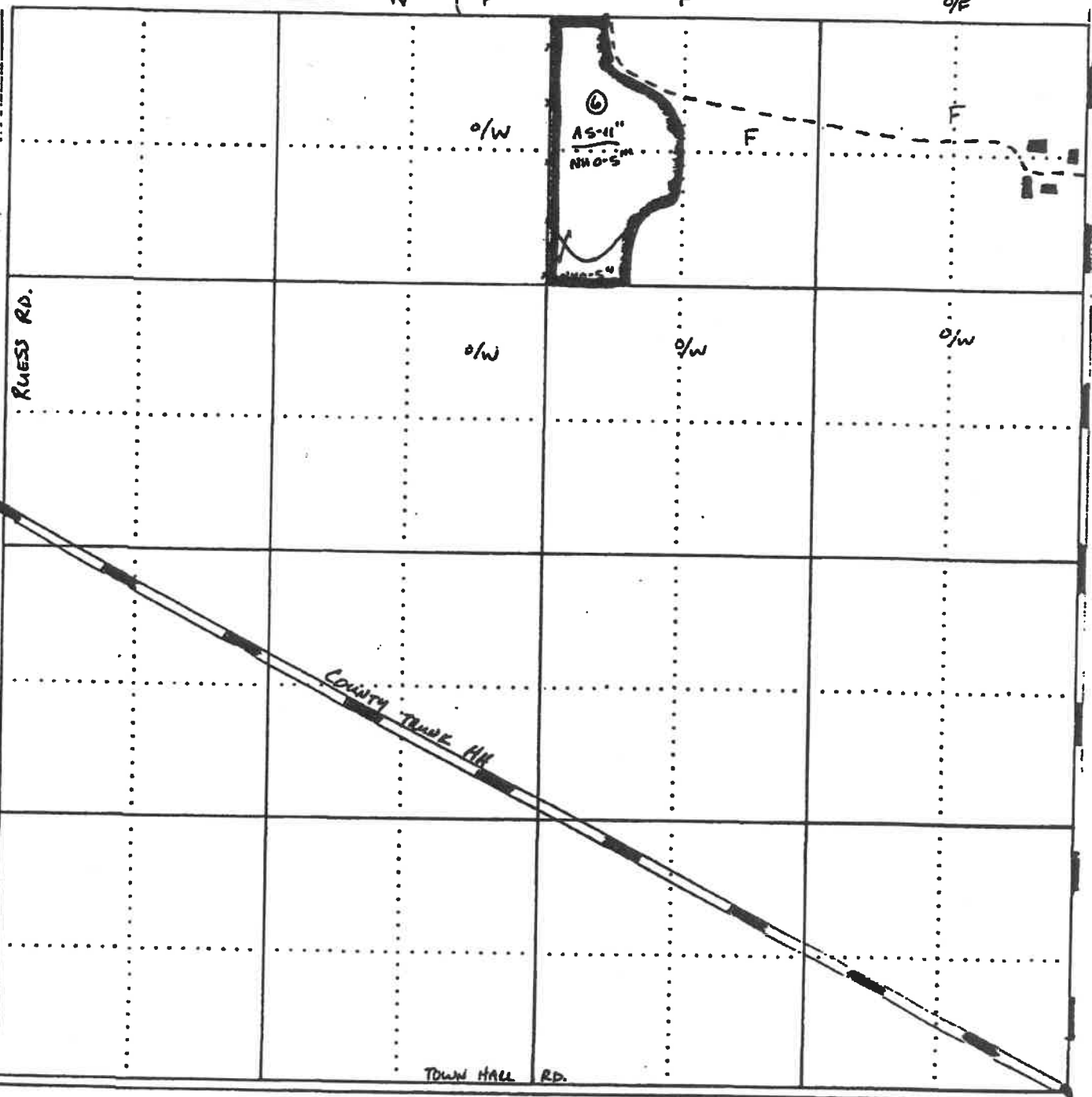
8-15-90

W

F

F

o/f



ORDER NUMBER
72/023/1991
Co. Code/Seq. No./Yr. of Entry

MANAGED FOREST LAW MAP
Form 2450-133 Rev. 4-87

MADISON OFFICE USE ONLY
Acreage Entered
25.00

Owner's Name DAVID F. ABBOTT, ETAL	Town or Village Name SIGEL	County WOOD
Street or Route 6447 Co. Tr. F	Township No. 23N	Range S
City, State, Zip Code WISCONSIN RAPIDS, WI 54494	Closed Acres	Open Acres 25.0

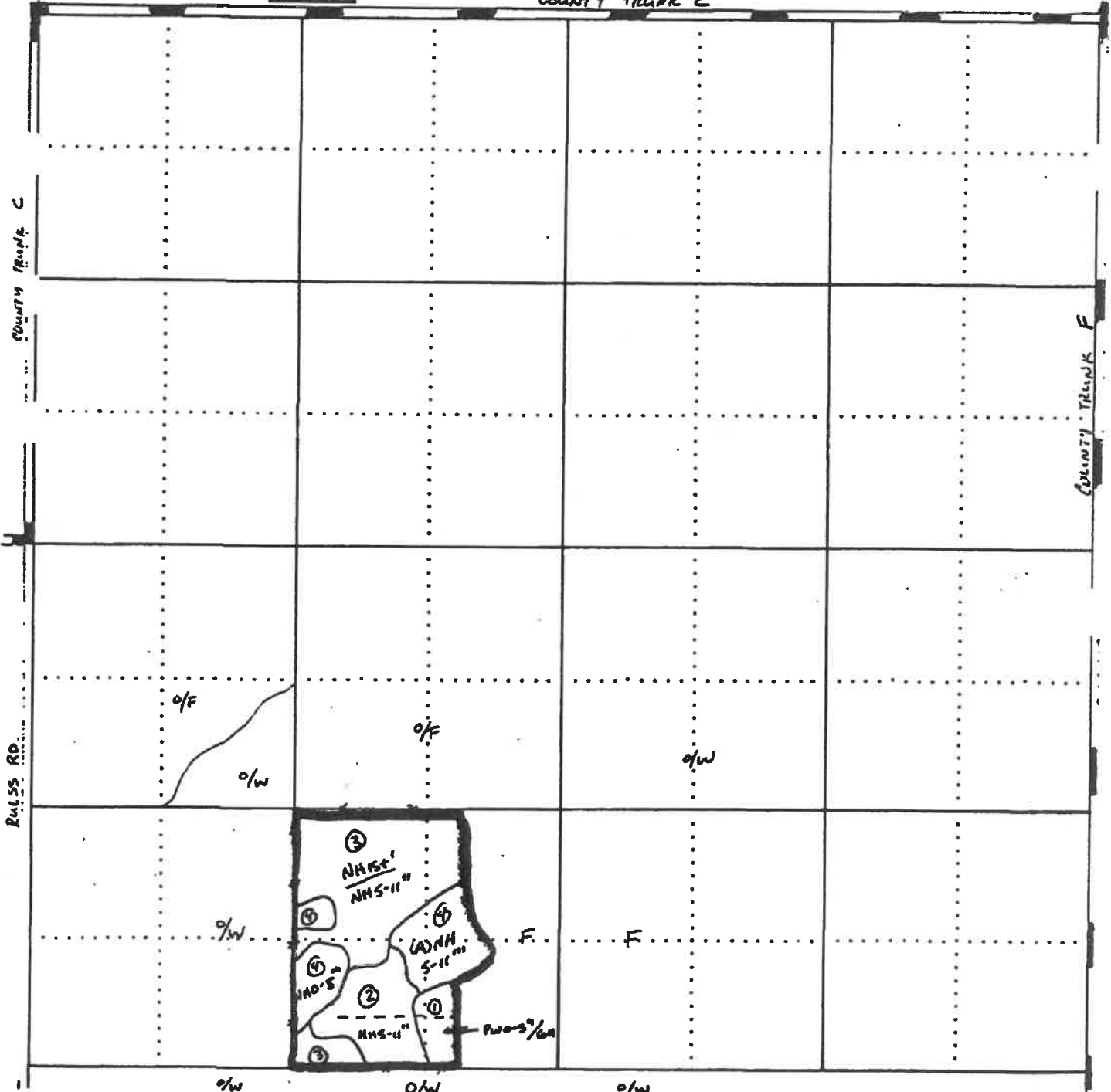
LEGEND: Closed Area 
Open Area 

Section Diagram
8" = 1 Mile

Prepared By STEVE GRANT

Date 8-15-90

COUNTY TRUNK C



Forster Managed Forest Lands
709924

MFL TRANSFER ORDER, DOCUMENT #783531, RECORDED IN VOL. 765 PAGE 571.

WOOD CO. WIS.

'90 NOV 16 PM 12 00

RECORD IN
VOL. *6* ~~6~~ *6A* PAGE *6A*
REGISTER OF DEEDS

Peter J. Howard
WD

UNOFFICIAL COPY

1450C 072

BEFORE THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

State of Wisconsin
Department of Natural Resources
Forest Tax Unit
P.O. Box 7963
Madison, WI 53707

REGISTER OF DEEDS:
Return original order
with your invoice to
DNR for payment of the
recording fee.

MFL Transfer Order # 72 023 1991

IN THE MATTER OF the designation of land under Managed Forest Law # 72 023 1991 formerly owned by:

DAVID F ABBOTT, ET AL (GRANTOR OR LAND CONTRACT VENDOR)
6447 CTY F
WISCONSIN RAPIDS WI 54495

located in the Town of SIGEL, WOOD County as Managed Forest Law Lands under Chapter 77, Wisconsin Statutes, upon the Petition for Transfer of:

WILLIAM R GUDEN, ET AL (GRANTEE OR LAND CONTRACT HOLDER)
6447 CTY TK F
WISCONSIN RAPIDS WI 54494

FINDINGS OF FACT

1. Lands enrolled under the Managed Forest Law effective January 1, 1991, for a 25 year period have been transferred by DEED. The new owner (WILLIAM R GUDEN, ET AL) has petitioned the Department of Natural Resources to continue Managed Forest Law designation for the parcel, agreed to comply with the terms of the Managed Forest Law, and certified an intent to comply with the forest management plan for the parcel. This is a COMPLETE transfer of land designated under the former owner's MFL number.

CONCLUSIONS OF LAW

1. The Department of Natural Resources, pursuant to s.77.88(2)(e) Wis. Stats. is required to issue an order continuing the designation of the Managed Forest Land under the new ownership.

ORDER

1. IT IS HEREBY ORDERED that the Managed Forest Law designation for the following lands be transferred to the petitioner for the time remaining from the 25 year period of the original Order of Designation:

Township 23N, Range 05-EDESCRIPTIONS

SECTION 08

SECTION 17

SESW, PT OF

NWNE, PT. OF

Year of Entry 1991ACRES

25.00 (OPEN)

15.00 (OPEN)

Total Acreage Transferred

40.00

(Note: Since the open/closed designation of MFL land can be adjusted upon transfer, the status shown above may be different than the former owner's listing. Changes in the open/closed status go into effect on the first day of January following the date of this order.)

Pursuant to s. 77.91(6)(c),
Wis. Stats., the authentication
requirements of s. 706.05(b),
stats., do not apply to this
order.

State of Wisconsin
Department of Natural Resources
For the Secretary

Date: September 19, 1995

By



Kenneth R. Hujanen, Forest Tax Unit Supervisor (ph.608-266-3545)

NOTICE OF APPEAL OR REVIEW RIGHTS MANAGED FOREST LAW

If you believe that you have a right to challenge this decision, you should know that Wisconsin Statutes and the Wisconsin Administrative Code establish time periods within which requests to review Department decisions must be filed. These time periods and appeal rights are as follows:

1. Any person aggrieved by this decision which adversely affects substantial interests of such person may seek judicial review of the decision pursuant to sections 227.52 and 227.53, Wis. Stats. A petition for such review must be filed within 30 days after service of this decision.

2. A petitioner under section 77.82, Wis. Stats., or an owner of managed forest land who is adversely by a decision of the Department under Subch VI, Ch 77, Wis. Stats. other than as provided in sections 77.88(2)(c) and (2)(f), Wis. Stats., is entitled to a contested case hearing under Ch. 227, Stats. Review must be sought within 30 days after service of this decision. The respondent in an action for review is the Department of Natural Resources. You may wish to seek legal counsel for aid and assistance. (This notice is provided pursuant to section 227.48(2), Wis. Stats.)

This instrument Drafted by the Wisconsin Department of Natural Resources.

Form 2450-151 4/92

#10

2004R18247

Managed Forest Law - Transfer Order

issued by Wisconsin Department of Natural Resources

128

REGISTER OF DEEDS
WOOD COUNTY
RECORDED ON

12/27/2004 12:26PM

RENE' L KRAUSE
REGISTER OF DEEDS

Order No: 72 023 1991 Effective Date: December 13, 2004

Page 1 of 2

In the matter of the designation of land under Managed Forest Law

Order No: 72 023 1991 located in
Wood County, Town of Sigel

Formerly

Owned by: William R Guden
Margie L Guden

Address: 6447 Cth F
Wisconsin Rapids, WI 54494

Upon the Petition for Transfer to:

Petitioner(s): Larry O Baumbach
Ginny R Baumbach

Address: 3855 Searles Rd
Wisconsin Rapids, WI 54495

Register of Deeds: Return document and invoice to

Department of Natural Resources,
Forest Tax Section,
P.O. Box 7963, Madison, WI 53707

PIN: 21-00155A

FINDINGS OF FACT

1. Lands enrolled under the Managed Forest Law for a 25 year period have been transferred by Deed. The new owner (Larry O Baumbach ETAL) has petitioned the Department of Natural Resources to continue Managed Forest Law designation for the parcel, agreed to comply with the terms of the Managed Forest Law, and certified an intent to comply with the forest management plan for the parcel. This is a **complete transfer** of land designated under MFL Order No. 72 023 1991.

CONCLUSIONS OF LAW

1. The Department of Natural Resources, pursuant to s.77.88(2)(c), Wis. Stats., is required to issue an order continuing the designation of the Managed Forest Land under the new ownership.

ORDER

1. It is hereby ordered that the **Managed Forest Law** designation for the following lands be transferred to the petitioner(s) for the time remaining from the 25 year period of the original Order

Township	23 North, Range 05 East	Parcel Identification No.	Open Acres	Closed Acres	Total Acres
Section 08	SESW, PART OF		0.000	25.000	25.000
Total Acreage for Order			0.000	25.000	25.000

(Note: Since the Open/Closed designation of MFL land can be adjusted upon transfer, the status shown above may be different than the former owner's listing. **Changes in the Open/Closed status and associated tax rates go into effect on January 1, 2005.**)

Notice of Appeal Rights - See Reverse

Date of Order: December 13, 2004

Pursuant to s.77.91(6), Wis. Stats.,
the authentication requirements of
s.706.05(2)(b), stats., do not apply to this order.

This instrument drafted by State of Wisconsin
Department of Natural Resources

Form ID: 2450-171 (TE)

State of Wisconsin
Department of Natural Resources
For the Secretary

By

Robert J. Mather
Robert J. Mather

FOREST TAX SECTION - (608)266-3545

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The respondent in an action for review is the Department of Natural Resources. You may wish to seek legal counsel for aid and assistance.

693074

VOL 570 PAGE 747

SEPTIC TANK MAINTENANCE AFFIDAVIT

WOOD CO. WIS.

Rene L. Krause
89 MAY 24 AM 11 44RECORD IN
VOL 570 PAGE 747
REGISTER OF DEEDS
4.00 pd net zoning
Official Use Only

This affidavit made and entered into this 24 day
of May, 1989, by David Abbott
known as owner(s) of property
identified by Tax Key Number: 21-00303

WHEREAS, application has been made for a sanitary
permit on the following described parcel, to wit:

NE 1/4 of NE 1/4, Sec. 17, Township 23 North, Range 5 East
Subdivision Name: _____ Lot Number: _____
CSM Number: _____ Lot Number: _____
Town/Municipality: Town of Sigel

Metes And Bounds Land Description

NE NE, exc E 40' for hwy

AS OWNER(S) of the property described above, I (we) agree to
submit to the County Zoning Office a certification form (to
be provided by the County) every three years and signed by a
Master Plumber, Master Plumber Restricted Sewer, a licensed
septage hauler or licensed plumbing inspector. The form
shall state and certify the following:

- 1). The current operating condition of the private sewage
system.
- 2). That the septic tank was recently pumped by a licensed
septic tank pumper or it was inspected and is less
than one-third full of sludge and scum.

I (we), the undersigned, have read the above requirements and
agree to maintain the private sewage system in accordance
with applicable state standards.

This AFFIDAVIT is to run as a covenant with the deed and
shall be so recorded at the expense of the owner(s) and be
binding on all successors and assigns of said parcel of
land.

OWNER(S)

David Abbott
David Abbott

Date: 5-24-89

Date:

STATE OF WISCONSIN:

Personally came before me this 24 day of May, 1989
the above named person(s) who executed the foregoing
instrument and acknowledge the same.

Rene L. Krause
Notary Public, State of Wisconsin
My commission expires 08-02-93

THIS INSTRUMENT DRAFTED BY THE WOOD COUNTY ZONING OFFICE

#14

PRIVY INSTALLATION AFFIDAVIT

This affidavit made and entered into this 24 day of
JANUARY, 20 03, by ELI BORNTRAGER
 known as owner(s) of property identified by PARCEL
 IDENTIFICATION NUMBER: 21-00303

WHEREAS, application has been made for a privy sanitary permit
 on the following described parcel, to wit:

LEGAL DESCRIPTION

SECTION 17 T23N R5E
 NE NE

917038

REGISTER OF DEEDS
 WOOD COUNTY
 RECORDED ON

01-24-2003 11:32 AM

RENE' L KRAUSE
 REGISTER OF DEEDS

REC. FEE 11.00
 TRAN. FEE:
 PAGES: 1

RETURN TO:
 Wood County Planning & Zoning Office
 Courthouse
 Wisconsin Rapids, WI 54495-8095

1100 P E Borntrager

AS OWNER(S) of the property described above, and as an inducement for Wood County to allow the
 installation and use of a privy on that property, I(we) agree to and acknowledge the following conditions:

- 1) No plumbing or well will be installed on the property. Plumbing means any piping, fixtures, equipment, devices, or appurtenances in connection with water supplies, water distribution and drainage systems including hot water storage tanks, water softeners and water heaters connected with such water and drainage systems;
- 2) A privy is defined as a device used for the depositing of human excrement, including chemical toilets, gas-fired toilets and outdoor structures designed specifically for human waste disposal.
- 3) The privy shall not be located within ^{25 feet} ~~50 feet~~ of any well, 75 feet of a lake or stream, ^{20 feet} ~~25 feet~~ of any building, 10 feet of any street, nor 5 feet of a property line;
- 4) Outdoor structures used for waste disposal shall be constructed over a precast concrete water-tight vault meeting the state standards specified for holding tanks.
- 5) This AFFIDAVIT is to run as a covenant with the deed and shall be so recorded at the expense of the owner(s) and be binding on all successors and assigns of said parcel of land;
- 6) This document cannot be canceled without the written approval of the Wood County Planning & Zoning Office.
- 7) The issuance of a sanitary permit and installation of a code complying septic system properly sized for the structure's use shall cancel the terms of this affidavit.

Owner(s)

Eli Borntrager
 ELI BORNTRAGER

Date: 1-24-03

Date: _____

STATE OF WISCONSIN:

Personally came before me this 24th day of January, 20 03 the above named person(s)
 who executed the foregoing instrument and acknowledge the same.



Cynthia L. Boyd
 Cynthia L. Boyd

Notary Public, State of Wisconsin
 My commission expires 3-30-2006