PRELIMINARY

TITLE INSURANCE COMMITMENT

BY

GUARANTY CLOSING & TITLE SERVICES, INC.
481 East Division Street, Ste 800
Fond du Lac, WI 54935
Phone: (920) 921-1300 Fax: (920) 921-6101

This preliminary commitment was prepared for informational purposes only, and should not be used as the basis for any conveyance of real estate.

Guaranty Closing & Title Services, Inc. bears no responsibility to provide a title insurance policy until the Company has been provided with all necessary information to properly underwrite the risk involved in the proposed transaction.

SCHEDULE A

File Number: 2026-50552-9

1. **Effective Date:** September 15, 2026 at 7:30 AM

2. **Policy (or Policies) to be issued:** Not determined at this time

3. **Record title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof in:**
   M.L. Feuerhammer Irrevocable Trust

4. **The land referred to in the Commitment is described as follows:**
   See Attached Exhibit "A"

5. **Tax PIN: (**For informational purposes only)
   T02-13-18-13-07-004-00 & T02-13-18-13-08-009-00 & T02-13-18-13-08-010-00 & T02-13-18-13-09-001-00 & T02-13-18-13-10-003-00

6. **Property Address:** The property address is provided for reference only and the accuracy is not guaranteed.

   S. Barton Road, Campbellsport, WI 53010

Prepared for:
Schrader Real Estate and Auction Co.

EXHIBIT "A"

The North 1/2 of the Southwest 1/4 of Section 13, Township 13 North, of Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin.
EXCEPTING THEREFROM Certified Survey Map No. 3064 recorded in Volume 16 of Certified Survey Maps at Page(s) 150-150A, as Document No. 401534.
FURTHER EXCEPTING THEREFROM land conveyed by Trustee's Deed recorded as Document No. 1085745, described as: That part of the Northwest 1/4 of the Southwest 1/4 of Section 13, part of the Southeast 1/4 of the Northeast 1/4 of Section 14 and all of the Northeast 1/4 of the Southeast 1/4 of Section 14, all in Township 13 North, Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin and more particularly described as follows: Beginning at the Northwest corner of the Southwest 1/4 of said Section 13; thence South 00° 26' 33" West along the West line of the Southwest 1/4 of said Section 13, 258.00 feet; thence South 33° 46' 47" East, 231.36 feet; thence South 89° 51' 50" East, 524.88 feet; thence South 00° 26' 33" West, 235.00 feet; thence South 40° 58' 23" East, 854.10 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 13; thence North 89° 47' 27" West along said South line, 1220.00 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 14; thence North 89° 16' 36" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 14, 1323.96 feet to the West line of the East 1/2 of the Southeast 1/4 of said Section 14; thence North 00° 26' 23" East along said West line, 1323.85 feet to the North line of the Southeast 1/4 of said Section 14; thence South 89° 24' 44" East along said North line, 1300.69 feet to the Southwest corner of lands described in Volume 100, Page 578 of Deeds, Fond du Lac County Register of Deeds Office; thence North 45° 23' 44" East along the Northwesterly line of said lands 32.88 feet to the East line of the Northeast 1/4 of said Section 14 and the Northerly corner of said lands; thence South 00° 12' 13" West along said East line and the East line of said lands, 23.33 feet to the point of beginning.

For Informational Purposes Only:
Tax Parcel Nos.:
T02-13-18-13-09-001-00
T02-13-18-13-10-003-00

ALSO,
The South 1/2 of the Northwest 1/4 of Section 13, Township 13 North, Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin.
EXCEPTING THEREFROM a parcel of land described as follows: Commencing at the Northeast corner of the South 1/2 of the Northwest 1/4; thence South 150 feet; thence West 150 feet; thence North 150 feet; thence East 150 feet to the place of beginning.
ALSO EXCEPTING THEREFROM Certified Survey Map No. 3064 recorded in Volume 16 of Certified Survey Maps at Page(s) 150-150A, as Document No. 401534.
FURTHER EXCEPTING Certified Survey Map No. 7421 recorded in Volume 54 of Certified Survey Maps on Page(s) 26, 26A, and 26B, as Document No. 930900.
ALSO EXCEPTING Certified Survey Map No. 8213 recorded in Volume 62 of Certified Survey Maps on Page(s) 26, 26A, and 26B, as Document No. 1086835.
FURTHER EXCEPTING land described Affidavit of Correction, recorded as Document No. 972461.

For Informational Purposes Only:
Tax Parcel Nos.:
T02-13-18-13-07-004-00
T02-13-18-13-08-010-00

ALSO,
Outlot 1 of Certified Survey Map No. 8213 recorded in Volume 62 of Certified Survey Maps on Page(s) 26, 26A, and 26B, as Document No. 1086835; being a part of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 13 North, Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin.
EXCEPTING THEREFROM land described as: That part of Outlot 1 of said Certified Survey Map No. 8213, described as follows: Beginning at the Northwest corner of said Outlot 1; thence South 75° 35' 56" East along the Northerly line of said Outlot 1, 324.79 feet to the Northeast corner of said Outlot 1 being on the West right of way line of County Trunk Highway "W"; thence South 00° 14' 42" West along said West right of way line and the East line of said Outlot 1, 24.00 feet; thence North 71° 34' 23" West, 331.47 feet to the point of beginning.

For Informational Purposes Only:
Tax Parcel Nos.: T02-13-18-13-08-009-00

PRELIMINARY TITLE INSURANCE COMMITMENT

File No: 2026-50552-9

SCHEDULE B - SECTION I
REQUIREMENTS

There are no requirements set out at this time to allow us to issue a title commitment for this transaction. There is no obligation to insure under any terms in this document.

This commitment is issued for information purposes only. If a policy is required, please contact our office for pricing and possible further requirements.

The company reserves the right to add additional requirements in the event that a loan policy is requested or when provided with additional information about the transaction and the parties to be insured.

The information contained herein should not be used for due diligence inquiry under CERCLA or other environmental legislation.

PRELIMINARY TITLE INSURANCE COMMITMENT

File No: 2026-50552-9

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

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

General Exceptions

1. 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 date on which all of the Schedule B, Part 1-Requirements are met.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
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. Right or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.

Special Exceptions:

1. Taxes and assessments, general or special, for the year 2026, not now due or payable, or the lien of any special taxes, special charges or special assessments, if any.

FOR INFORMATIONAL PURPOSES: Taxes for the year 2025 in the amount of $346.32, and all

previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-07-004-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year 2025 in the amount of $6.44, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-08-009-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year 2025 in the amount of $185.24, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-08-010-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year 2025 in the amount of $106.31, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-09-001-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year 2025 in the amount of $74.11, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-10-003-00)

2. Right of Way Authorization granted to the General Telephone Company, its successors and assigns, recorded July 16, 1971 in Volume 645 of Records on Page 462, as Document No. 258201.

3. Terms and Conditions as contained in Wisconsin Nonpoint Source Water Pollution Abatement Program Cost Share Agreement, recorded January 18, 1993, in Volume 1113 of Records on Page 114, as Document No. 525034.

The foregoing Agreement was amended by Wisconsin Nonpoint Source Water Pollution Abatement Program Cost Share Agreement Amendment recorded July 14, 1994 in Volume 1191 of Records on Page 771, as Document No. 559420.

4. Terms and Conditions as contained in POWTS Agreement, recorded May 13, 2008, as Document No. 916612.

5. Terms and Conditions as contained in Ingress and Egress Easement recorded June 22, 2017, as Document No. 1085746.

6. Terms and Conditions as contained in Easement Agreement, recorded May 5, 2021, as Document No. 1150532.

The foregoing Easement Agreement was corrected by Correction Instrument, recorded June 7, 2021, as Document No. 1152449.

7. No buildings for human habitation shall be placed on Outlot 1 until all requirements of the Fond du Lac County Subdivision Ordinance regarding buildable lots are satisfied. No soil tests have been submitted for this lot as shown on Certified Survey Map No. 8213.

8. Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agricultural.

9. The rights of the public in that portion of the insured premises lying within the limits of marshland, swamp lands or wetlands.

10. Drainage rights and rights of way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on the subject premises.

11. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by 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.

12. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for CTH "W" and S. Barton Road.

VOL 645 PAGE 462

RIGHT-OF-WAY AUTHORIZATION 258201

G.T. Wis.
Exchange Campbellsport Line No. 500 Easement No. E-1023

In consideration of the sum of Ten and no/100 DOLLARS($10.00), the undersigned, for her self, her heirs, successors and assigns, grant s and convey s unto the General T ephone Company, its successors and assigns, an exclusive right of way and easem t to place, replace, and maintain a line of poles, together with aerial wires and cables, anchors, storm fixtures, guys, and associated appliances, including the future right to place underground construction, all necessary and usual in the conduct of its business, on, over and beneath land owned by the grantor in the Vil. of Campbellsport, Fond du Lac County, Wisconsin, and described as:

The east 10 ft. of the grantors property parallel with, and abutting the R/W of CTH "W" and being a parcel 150 ft x 150 ft. in the NE cor SE¼ NW¼ Section 13 T-13-N R-18-E

Together with the right to trim at any time all trees along said line so as to clear the aerial wires and cables of the grantee at least 5 feet, and to cut down and keep cut down all trees and brush that are within 5 ft. feet of the poles in said line; also the right to cut down any other trees that are, in the judgement of the grantee. a hazard to said line.

The grantor, for herself, her heirs, successors and assigns, covenant s not to erect or locate any inflammable structures or substances in such proximity to said line as to form a hazard in case of fire.

The grantee, for itself, its successors and assigns, covents that it will pay the reasonable value of any crops destroyed and other physical damage done to the property of the grantor her heirs, successors and assigns, arising at any time out of the exercise by it of the rights herein granted.

Signed this 9 day of JULY, 1971
WITNESS:

Arvella Meyer (SEAL)
Land Owner

(SEAL)
His Wife

State of Wisconsin)
) SS
County of Fond du Lac)

Personally appeared before me this 9 day of JULY, 1971 ARVELLA MEYER, to me known to be the person who executed the instrument above and acknowledged the same.

Lester C. Biller
Lester C. Biller
Notary Public, State of Wisconsin
My Commission expires Oct. 31, 1971

Document Drafted By
GENERAL TELEPHONE COMPANY OF WISCONSIN
By Lester C. Biller

Work Order No. E71-334-1

(Register of Deeds Stamp)

REGISTER'S OFFICE
Fond du Lac County, Wis.
Recorded at 8A M.
JUL 1 61971
Vol 645 Records Page 462
GEORGE H. OTTERY
REGISTER OF DEEDS

LESTER C. BILLER NOTARY PUBLIC STATE OF WISCONSIN

525034

This document drafted by:
State of Wisconsin
Department of Natural Resources
Box 7921
Madison, Wisconsin 53707

WISCONSIN NONPOINT SOURCE
WATER POLLUTION ABATEMENT PROGRAM
COST SHARE AGREEMENT
Form 3400-68 Rev. 1-90

RECORDED
VOL 1113 PAGE 114-116
JAN 18 8 38 AM '93
Mary E. Riddle
REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

Note: This form is authroized by s. 144.25, Wis. Stats., and ch. NR 120, Wis. Adm. Code. Completion of this form is mandatory. Failure to submit a completed form to the Department of Natural Resources will result in the denial of cost share funds.

Watershed Project Name	Governmental Unit	Cost Share Agreement No.
E/W Br. Milwaukee River	FdL County	EWB-021

Name of Cost Share Recipient(s)
Harold & Marie Feuerhammer

Street or Route
N1977 Hwy V

City, State, Zip Code
Campbellsport, WI 53010

Name of Landowner(s) (if not cost share recipient)

Street or Route

City, State, Zip Code

This space reserved for recording data.

Return to:
Lynn Mathias
County Conservationist
W6529 Forest Ave.
Fond du Lac, WI 54937

(Type Name/Address of Govt. Unit Rep.)

Legal Description of Property
Pg. 57 Sec. 13, T13N, R18E SW¼ of the NW¼ (V1007-51LC) 40 Ac.
Pg.57 Sec. 13, T13N, R18E SE¼ of the NW¼ excluding 150'X150' annexed to the village and excluding CSM #3064-16-150 (V1007-51LC) 39.41 Ac.
Pg. 57 Sec 13, T13N, R18E NE¼ of the SW¼ excluding CSM #3064-16-150 (V1007-51LC) 22.93 Ac.
Pg. 57 Sec. 13, T13N, R18E NW¼ of the SW¼ (V1007-51LC) 40 Ac.
Pg. 63 Sec. 14, T13N, R18E NE¼ of the SE¼ also a triangular parcel in the SE corner of the SE¼ of the NE¼ (V1007-51LC) 40 Ac.
Pg. 51 Sec. 12, T13N, R18E NW¼ of the NE¼ (V616-184LC + V825-174) 40 Ac.
(See Additional Sheet)

The property described above is enrolled in Wisconsin's Nonpoint Source Water Pollution Abatement Program. Cost share funds have been provided to the cost share recipient in return for the installation, operation and maintenance of best management practices (BMPs) in conformance with s. 144.25, Wis. Stats., and ch. NR 120, Wis. Adm. Code.

ADDENDUMS 1 AND 2, WHICH DESCRIBE THE BMPS, COSTS, INSTALLATION SCHEDULE AND CONDITIONS, ARE HEREBY INCORPORATED INTO THIS AGREEMENT AND ARE ON FILE WITH THE GOVERNMENTAL UNIT AND THE DNR HEADQUARTERS IN MADISON, WISCONSIN. ADDENDUMS 1 AND 2 ARE NOT RECORDED WITH THE TITLE OF THE PROPERTY DESCRIBED ABOVE.

Full repayment of all cost share funds paid out by the Wisconsin Nonpoint Source Water Pollution Abatement Program is required of the landowner if the BMPs are not installed, operated and maintained according to the provisions of s. 144.25, Wis. Stats., and ch. NR 120, Wis. Adm. Code, this agreement and any amendments to this agreement. This agreement shall bind the cost share recipient, the landowner, their heirs, successors and assigns until a satisfaction is filed by the governmental unit.

Signed this 29th day of July, 1992.

Harold Feuerhammer
Signature of Cost Share Recipient

Harold Feuerhammer
Typed Name of Cost Share Recipient

Marie Feuerhammer
Signature of Cost Share Recipient

Marie Feuerhammer
Typed Name of Cost Share Recipient

STATE OF WISCONSIN)
) ss.
Fond du Lac County)

Personally came before me this 29th day of July, 1992, the above named Harold & Marie Feuerhammer to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Lynn A. Mathias
Signature of Notary Public

Lynn A. Mathias
Typed Name of Notary Public

Notary Public Fond du Lac, County, Wis.
My commission (is permanent)(expires March 20, 1994).

NOTARY PUBLIC

VOL 1113 PAGE 114

Signed this _____ day of _____, 19____.

_____ _____
Signature of Landowner (if not cost share recipient) Signature of Landowner (if not cost share recipient)

_____ _____
Typed Name of Landowner Typed Name of Landowner

STATE OF WISCONSIN)
) ss.
_____ County)

Personally came before me this _____ day of _____, 19____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____
Signature of Notary Public

_____
Typed Name of Notary Public

Notary Public _____, County, Wis.
My commission (is permanent)(expires _____, 19____).

Signed this 14th day of January, 19 93.

Leonard Rosenbaum
Signature of Authorized Governmental Unit Representative

Leonard Rosenbaum
Typed Name of Authorized Governmental Unit Representative

STATE OF WISCONSIN)
) ss.
Fond du Lac County)

Personally came before me this 14th day of January, 19 93, the above named Leonard Rosenbaum to me known to be the person who executed the foregoing instrument and acknowledge the same.

Lynn a. Mathias
Signature of Notary Public

Lynn A. Mathias
Typed Name of Notary Public

Notary Public Fond du Lac, County, Wis.
My commission (is permanent)(expires March 20, 19 94).

VOL 1113 PAGE 115

Continuation of the Legal Description of the Harold Feuerhammer Property:

Pg. 51 Sec. 12, T13N, R18E SW¼ of the NE¼ (V616-184LC + V825-174) 40 Ac.

Pg. 52 Sec. 12, T13N, R18E NE¼ of the NW¼ (V616-184LC + V825-174) 40 Ac.

Pg. 52 Sec. 12, T13N, R18E NW¼ of the NW¼ (V616-184LC + V825-174) 40 Ac.

Pg. 52 Sec. 12, T13N, R18E SW¼ of the NW¼ (V616-184LC + V825-174) 40 Ac.

Pg. 52 Sec. 12, T13N, R18E SE¼ of the NW¼ (V616-184LC + V825-174) 40 Ac.

Pg. 53 Sec. 12, T13N, R18E N30 rods of that part of the NE¼ of the SW¼ lying south & west of the highway excluding as recorded V305-285 (V616-184LC & V825-174) 4.6 Ac.

Pg. 53 Sec. 12, T13N, R18E N30 rods of the NW¼ of the SW¼ (V616-184LC & V825-174) 15 Ac.

This document drafted by:
State of Wisconsin
Department of Natural Resources
Box 7921
Madison, Wisconsin 53707

559420

WISCONSIN NONPOINT SOURCE
WATER POLLUTION ABATEMENT PROGRAM
COST SHARE AGREEMENT AMENDMENT
Form 3400-68A Rev. 1-90

RECEIVED FOR RECORD
VOL 1191 PAGE 771-773
94 JUL 14 AM 8:02
Mary A. Smith
REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

Note: This form is authroized by s. 144.25, Wis. Stats., and ch. NR 120, Wis. Adm. Code. Completion of this form is mandatory. Failure to submit a completed form to the Department of Natural Resources will result in the denial of cost share funds.

Watershed Project Name	Governmental Unit	Cost Share Agreement No.	Amendment No.
E/W Br. Milwaukee River	FdL County	EWB-021	1

Name of Cost Share Recipient(s)
Harold & Marie Feuerhammer

Street or Route
N1977 Hwy V

City, State, Zip Code
Campbellsport, WI 53010

Name of Landowner(s) (if not cost share recipient)

Street or Route

City, State, Zip Code

This space reserved for recording data.

Legal Description of Property PG 57 SEC 13 T13N R18E SW¼ OF THE NW¼ (V1007-51LC) 40AC PG 57 SEC 13 T13N R18E SE¼ OF THE NW¼ EXCLUDING 150'X150' ANNEXED TO THE VILLAGE AND EXCLUDING CSM #3064-16-150 (V1007-51LC) 39.41 AC. PG 57 SEC 13 T13N R18E NE¼ OF THE SW¼ EXCLUDING CSM #3064-16-150 (V1007-51LC) 22.93AC PG 57 SEC 13 T13N R18E NW¼ OF THE SW¼ (V1007-51LC) 40AC PG 63 SEC 14 T13N R18E NE¼ OF THE SE¼ ALSO A TRI-ANGULAR PARCEL IN THE SE CORNER OF THE SE¼ OF THE NE¼ (V1007-51LC) 40A PG51 SEC 12 T13N R18E NW¼ OF THE NE¼ (V616-184LC + V825-174) 40AC PG 51 SEC 12 T13N R18E SW¼ OF THE NE¼ (V616-184LC + V825-174) 40 AC PG 52 SEC 12 T13N R18E NE¼ OF THE NW¼ (V616-184LC + V825-174) 40 AC
SEE ADDITIONAL SHEET

Return to:
Lynn A. Mathias
County Conservationist
W6529 Forest Ave.
Fond du Lac, WI 54937

(Type Name/Address of Govt. Unit Rep.)

The property described above is enrolled in Wisconsin's Nonpoint Source Water Pollution Abatement Program. Cost share funds have been provided to the cost share recipient in return for the installation, operation and maintenance of best management practices (BMPs) in conformance with s. 144.25, Wis. Stats., and ch. NR 120, Wis. Adm. Code.

This document amends the cost share agreement entered between Harold & Marie Feuerhammer and Fond du Lac County LCC and recorded 18 of January, 19 93 in volume 1113 of _____ at page 114-116 as document number 525034.

ATTACHMENT 1, WHICH DESCRIBES SPECIFIC CHANGES TO THE COST SHARE AGREEMENT, IS HEREBY INCORPORATED INTO THIS AGREEMENT AND IS ON FILE WITH THE GOVERNMENTAL UNIT AND THE DNR HEADQUARTERS IN MADISON, WISCONSIN. ATTACHMENT 1 IS NOT RECORDED WITH THE TITLE OF THE PROPERTY DESCRIBED ABOVE.

Full repayment of all cost share funds paid out by the Wisconsin Nonpoint Source Water Pollution Abatement Program is required of the landowner if the BMPs are not installed, operated and maintained according to the provisions of s. 144.25, Wis. Stats., and ch. NR 120, Wis. Adm. Code, the agreement and this amendment and any other amendments to the agreement. The agreement and this amendment to the agreement shall bind the cost share recipient, the landowner, their heirs, successors and assigns until a satisfaction is filed by the governmental unit.

Signed this 24th day of June, 1994.

Harold Feuerhammer — Marie Feuerhammer

Signature of Cost Share Recipient — Signature of Cost Share Recipient

Harold Feuerhammer — Typed Name of Cost Share Recipient

Marie Feuerhammer — Typed Name of Cost Share Recipient

STATE OF WISCONSIN)
) ss.
Fond du Lac County)

Personally came before me this 24th day of June, 1994, the above named Harold & Marie Feuerhammer to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Lynn A. Mathias
Signature of Notary Public

Lynn A. Mathias
Typed Name of Notary Public

Notary Public Fond du Lac, County, Wis.
My commission (is permanent)(expires March 15, 1998).

VOL 1191 PAGE 771

Signed this _____ day of _____, 19_____.

_____
Signature of Landowner (if not cost share recipient)

_____
Typed Name of Landowner

_____
Signature of Landowner (if not cost share recipient)

_____
Typed Name of Landowner

STATE OF WISCONSIN)
) ss.
_____ County)

Personally came before me this _____ day of _____, 19_____, the above named _____ to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

_____
Signature of Notary Public

_____
Typed Name of Notary Public

Notary Public _____, County, Wis.
My commission (is permanent)(expires _____, 19_____).

Signed this 13th day of July, 1994.

Leonard Rosenbaum
Signature of Authorized Governmental Unit Representative

Leonard Rosenbaum
Typed Name of Authorized Governmental Unit Representative

STATE OF WISCONSIN)
) ss.
Fond du Lac County)

Personally came before me this 13th day of July, 1994, the above named Leonard Rosenbaum to me known to be the person who executed the foregoing instrument and acknowledge the same.

Lynn A. Mathias
Signature of Notary Public

Lynn A. Mathias
Typed Name of Notary Public

Notary Public Fond du Lac, County, Wis.
My commission (is permanent)(expires March 15, 1998).

VOL 1191 PAGE 772

✓ Continuation of the Legal Description of the Harold Feuerhammer Property:

PG 52 SEC 12 T13N R18E NW¼ OF THE NW¼ (V616-184LC + V825-174) 40AC

PG 52 SEC 12 T13N R18E SW¼ OF THE NW¼ (V616-184LC + V825-174) 40AC

PG 52 SEC 12 T13N R18E SE¼ OF THE NW¼ (V616-184LC + V825-174) 40AC

PG 53 SEC 12 T13N R18E N 30 RODS OF THAT PART OF THE NE¼ OF THE SW¼ LYING SOUTH & WEST OF THE HIGHWAY EXCLUDING AS RECORDED V305-285 (V616-184LC + V825-174) 4.6AC

PG 53 SEC 12 T13N R18E N30 RODS OF THE NW¼ OF THE SW¼ (V616-184LC + V825-174) 15AC

2/8

DOC# 916612

Recordec
May 13,2008 AT 01:25PM

Patricia Kraus

PATRICIA KRAUS
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: $13.00

POWTS Agreement

Governmental Unit	Owners
FOND DU LAC COUNTY	MARIE L. FEUERHAMMER

Recording Area

Name and Return Address

CODE ENFORCEMENT OFFICE

Wisconsin Administrative Code COM 83 requires the below Private Onsite Wastewater Treatment System (POWTS) on the below described real estate to have regular evaluation, monitoring, servicing and maintenance according to the manufacturers recommended procedure at intervals of every six months the first two years and annually thereafter. These procedures must be performed by a manufacturer authorized service provider with a Wisconsin State POWTS Credential. All results of these procedures shall be reported to the appropriate Government Unit as required by Code.

Legal Description of Real Estate T02-13-18-13-08-001-00

Parcel Identification Number (PIN)

Lot ____ **Block** ____ **Sub Division/CSM** ____

SE **1/4** NW **1/4 Or G.L.** ____ **of section** 13 **, T** 13 **N, R** 18 **E.**

___ **City** ___ **Village Town of** ASHFORD **,** FOND DU LAC **County, WI**

N1572 COUNTY ROAD W, SEE COMPLETE LEGAL DESCRIPTION ATTACHED

POWTS Equipment Description	Manufacturer	Model
Aeration Unit	Sludgehammer	S-46

Owner(s) Notarized Signature(s)*

(All Owners Must Sign)

Marie L. Feuerhammer

MARY L. FEUERHAMMER

Drafted By Code Enforcement Office

***Names of persons signing in any capacity must have their names printed or typed below their signatures.**

The personal information you supply may be used for secondary purposes [Privacy Law 15 .04 (3)(m)].

Po powts deed recording form.pub Rev. 12/2002

Acknowledgement

These named MARIE L. FEUERHAMMER to me known to be person(s) who executed the foregoing instrument and acknowledge the same. Personally came before me this 8th Day of May, 2008

* Beatrice J Smith

Notary Public, State of Wisconsin

Fond du Lac **County**

My Commission expires September 14 2008

The South Half of the Northwest Quarter of Section 13 Township 13 North of Range 18 East, excepting therefrom a parcel of land described as follows: Commencing at the Northeast corner of the S½ NW¼; thence South 150 feet; thence West 150 feet; thence North 150 feet; thence East 150 feet to the place of beginning, also excepting therefrom Certified Survey Map No. 3064 recorded in Vol. 16 of Certified Survey Maps pgs. 150 & 150A.

30/8

INGRESS AND EGRESS EASEMENT

Document Number | Document Title

DOC# 1085746

Recorded
June 22, 2017 10:02 AM
JAMES M KREBS
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: $30.00

Recording Area

Name and Return Address
Attorney Robert V. Edgarton
PO Box 1276
Fond du Lac, WI 54936-1276

T02-13-18-13-07-002-00
T02-13-18-13-08-005-00

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2010

1

INGRESS AND EGRESS EASEMENT

By and Between:

M.L. FEUERHAMMER TRUST, Grantor

-and-

RONALD J. FEUERHAMMER, and successors and assigns, Grantee

RECITALS:

Definitions.

a. "*Agreement*" will mean this Ingress and Egress Easement.

b. "*Trust*" will mean the M.L. Feuerhammer Trust, Grantor of the Easement.

c. "*Ronald*" will mean Ronald J. Feuerhammer, Grantee of the Easement.

d. "*Trust's Parcel*" will mean that parcel or parcels described on **Exhibit A** which is attached to and made a part hereof.

e. "*Ronald's Parcels*" will mean that parcel which has been deeded by the Trust to Ronald and is described on **Exhibit B** which is attached to and made a part hereof.

f. "*Easement*" will mean that easement from the Trust to Ronald legally described on **Exhibit C** and graphically depicted on **Exhibit D** which are attached to and made a part hereof.

1. The Grantee has agreed to grant and the Grantor receives the grant of Easement herein subject to the terms and conditions and agreements hereinafter contained.

2. The provisions contained in these Recitals shall be deemed incorporated in the Agreement which follows.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, THE PARTIES AGREE TO GRANT OF AN EASEMENT SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

I. ***Purpose of the Easement.***

The purpose of the Easement will be to allow egress and ingress by any reasonable means to Ronald and his guests and invitees across the Easement to access County Road W and to cross the Easement to have access to and from Ronald's Parcel.

II. The Easement is non-exclusive and shall remain unobstructed.

III. It is acknowledged by Grantee that the Easement is currently also used for farm vehicles and permitted use by a unrelated third party that uses the Easement for personal egress and ingress on and across the Easement. Those uses should be permitted so long as those uses are non-exclusive and unobstructed as to the Grantee and guests and invitees.

IV. ***Repairs.***

Neither the Grantee nor the Grantor shall not be responsible for any repairs or upgrades to the surface of the Easement. If the Grantee desires to improve the Easement surface it shall be at the Grantee's expense, and thereafter the Grantee shall maintain the same and this shall be done in a manner which causes minimal disruption to shared use of the Easement by agricultural tenants and third party.

V. ***Duration of the Easement.***

The Easement shall be in perpetuity in a covenant which runs with the land.

VI. ***Binding Effect***.

This Agreement shall be binding upon the parties, their heirs, successors and assigns.

VII. ***Paragraph Titles***.

Paragraph titles are provided for convenience only and shall not be construed as limiting or expanding the provisions which follow.

VIII. ***Replacement Easement.***

This Easement is granted by the parties hereto as Grantor and Grantee to replace a certain document also entitled Ingress and Egress Easement recorded as Document No. 1069078 in the Office of the Register of Deeds, Fond du Lac County, which contained errors and has previously been released by recorded document prior to the granting of the Easement contained herein.

GRANTOR:
M.L. FEUERHAMMER TRUST

By: Marie L Feuerhammer
Marie L. Feuerhammer, Trustee
Dated this 20th day of June, 2017.

GRANTEE:

Ronald J. Feuerhammer
Dated this 20th day of June, 2017.

STATE OF WISCONSIN :
: ss
FOND DU LAC COUNTY :

Personally came before me this 20th day of June, 2017, the above named Marie L. Feuerhammer and Ronald J. Feuerhammer, known to me to be the persons who subscribed their names to the foregoing instrument and acknowledged the same.

ROBERT V. EDGARTON NOTARY PUBLIC STATE OF WISCONSIN

Robert V. Edgarton, Notary Public
State of Wisconsin
My Commission is Permanent

Summary of Attached Exhibits

Exhibit A	Trust Parcel
Exhibit B	Ronald's Parcel
Exhibit C	Easement Legal Description
Exhibit D	Easement Graphic Depiction - CTH W to and from Ronald's Parcel

THIS INSTRUMENT DRAFTED BY:
ROBERT V. EDGARTON (#1011146)
ATTORNEY AT LAW

EXHIBIT A

TRUST PARCEL

LEGAL DESCRIPTION
The Southwest 1/4 of the Northwest 1/4, Southeast 1/4 of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 13, T. 13 N.-R. 18 E., Town of Ashford, Fond du Lac County, Wisconsin
LESS AND EXCEPTING:
150 feet by 150 feet annexed to the Village of Campbellsport, and
Lot 1, Certified Survey Map Number 3064, recorded in Volume 16, Page 150, Certified Survey Maps, Fond du Lac County Register of Deeds Office, and
All of Certified Survey Map Number 7421, recorded in Volume 54, Page 26, Certified Survey Maps, Fond du Lac County Register of Deeds Office, and
60 feet by 150 feet parcel in the Northeast corner described in Document No. 972461.

EXHIBIT B

RONALD'S PARCEL

Part of the Northwest 1/4 of the Southwest 1/4 of Section 13, part of the Southeast 1/4 of the Northeast 1/4 of Section 14 and all of the Northeast 1/4 of the Southeast 1/4 of Section 14, all in T. 13 N.-R. 18 E., Town of Ashford, Fond du Lac County, Wisconsin and more particularly described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of said Section 13; thence South 00°-26'-33" West along the West line of the Southwest 1/4 of said Section 13, 258.00 feet; thence South 33°-46'-47" East, 231.36 feet; thence South 89°-51'-50" East, 524.88 feet; thence South 00°-26'-33" West, 235.00 feet; thence South 40°-58'-23" East, 854.10 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 13; thence North 89°-47'-27" West along said South line, 1220.00 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 14; thence North 89°-16'-36" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 14, 1323.96 feet to the West line of the East 1/2 of the Southeast 1/4 of said Section 14; thence North 00°-26'-23" East along said West line, 1323.85 feet to the North line of the Southeast 1/4 of said Section 14; thence South 89°-24'-44" East along said North line, 1300.69 feet to the Southwest corner of lands described in Volume 100, Page 578 of Deeds, Fond du Lac County Register of Deeds Office; thence North 45°-23'-44" East along the Northwesterly line of said lands, 32.88 feet to the East line of the Northeast 1/4 of said Section 14 and the Northerly corner of said lands; thence South 00°-12'-13" West along said East line and the East line of said lands, 23.33 feet to the point of beginning and containing 57.940 acres (2,523,867 sq. ft.) of land, more or less

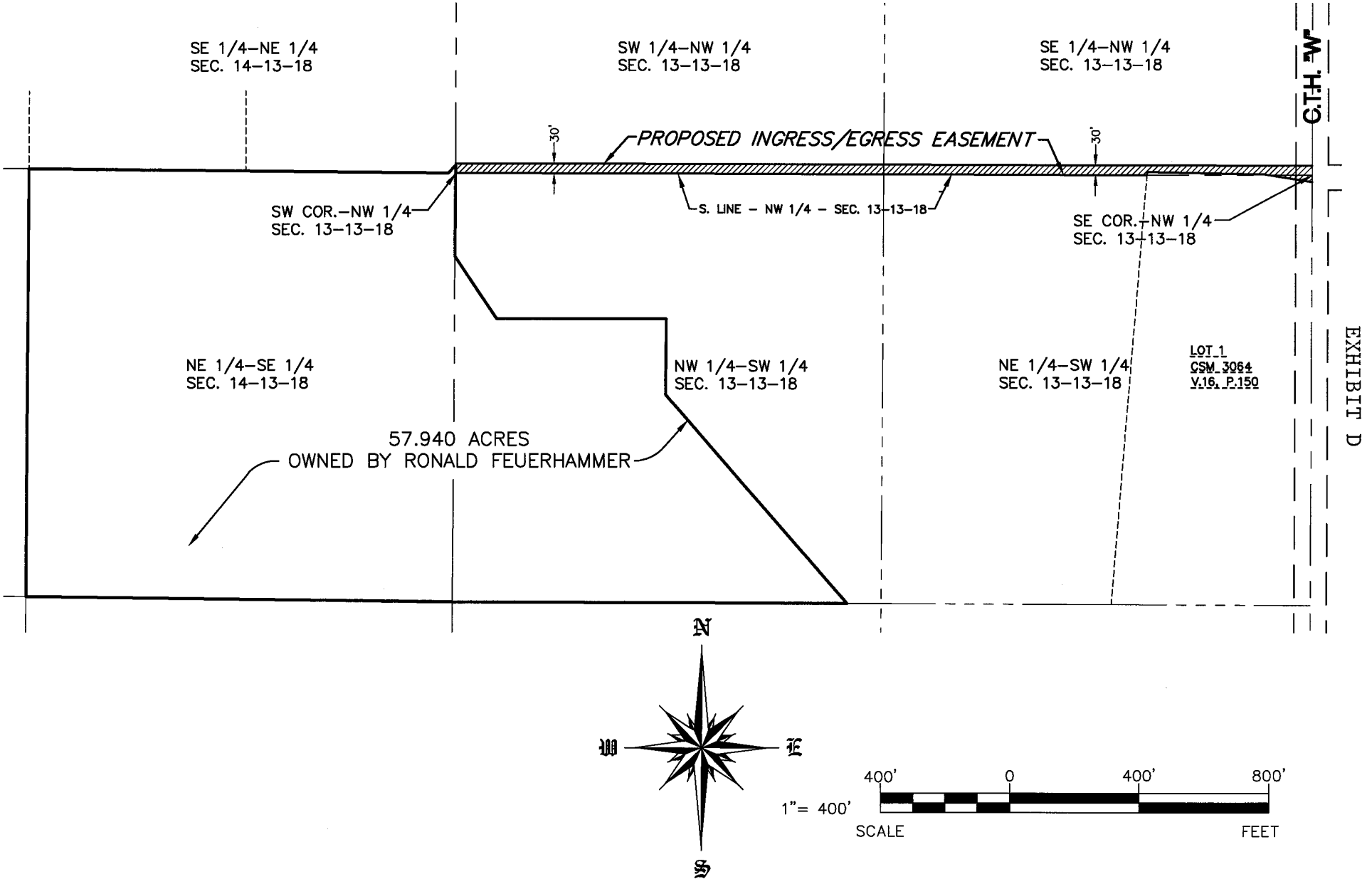
EXHIBIT C

EASEMENT

That part of the Southwest 1/4 of the Northwest 1/4, Southeast 1/4 of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 13, T. 13 N.-R. 18 E., Town of Ashford, Fond du Lac County, Wisconsin described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of said Section 13; thence South 89°-51'-50" East along the North line of the Southwest 1/4 of said Section 13, 2137.10 feet to the Westerly line of Lot 1, Certified Survey Map Number 3064, recorded in Volume 16, Page 150, Certified Survey Maps, Fond du Lac County Register of Deeds Office; thence North 04°-43'-55" East along said Westerly line, 9.19 feet to the Northerly line of said Lot 1; thence South 88°-49'-20" East along said Northerly line, 362.62 feet; thence South 80°-41'-57" East along said Northerly line of said Lot 1 and on its extension Easterly, 147.66 feet to the East line of the Southwest 1/4 of said Section 13; thence North 00°-18'-01" East along said East line, 20.95 feet to the Northeast corner of the Southwest 1/4 of said Section 13; thence North 00°-08'-46" East along the East line of the Northwest 1/4 of said Section 13, 30.00 feet; thence North 89°-51'-50" West along a line that is 30.00 feet North of (measured at right angles) and parallel with the North line of the Southwest 1/4 of said Section 13, 2646.20 feet to the West line of the Northwest 1/4 of said Section 13; thence South 00°-12'-13" West along said West line, 30.00 feet to the point of beginning.

INGRESS/EGRESS MAP



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Document Number	**EASEMENT AGREEMENT**	**DOC #: 1150532** **RECORDED May-05-2021 at 1:24 PM** **Pages: 6 Fee:$30.00** James M. Krebs **JAMES M KREBS, REGISTER OF DEEDS** **FOND DU LAC COUNTY, WI** **Return via MAIL (REGULAR)**
Return Address:	Attorney Matthew Parmentier Dempsey Law Firm, LLP P. O. Box 1276 Fond du Lac, WI 54936-1276	
Parcel I.D. Number:	T02-13-18-13-08-010-00	Recording Area

This Easement Agreement ("Agreement") is entered into as of the latest date set forth below by and between the Village of Campbellsport, Fond du Lac County, Wisconsin ("Village") and M.L. Feuerhammer Trust ("Owner").

1. Subject Property. This Agreement applies to the property described in the attached Exhibit A (the "Easement Area").

2. Purpose. The purpose of this Agreement is for Owner to grant to the Village a permanent, limited easement over the Easement Area for the purpose of drainage management.

3. Grant of Easement. Owner hereby grants to the Village a permanent, limited easement over, under, and within the Easement Area for the purposes described herein.

4. Use of Easement Area by Village. The Village may, at its cost, install a "water trap system" and/or additional system(s), device(s), grading, drainage, or other such redress within the Easement Area for the purpose of reducing, controlling and eliminating concentrated stormwater flow onto property owned by Owner. Such use of the easement by the Village will not interfere with the farming operations on the property.

5. Owner's Responsibilities. Owner may not engage in any act, beyond normal farming operations, that interferes with the function of the drainage control system(s). If Owner takes any act that interferes with the function of the system and the Village incurs costs as a result, those costs may be charged against Owner's property as a

and damages described hereinabove. Each party hereby acknowledges and agrees that there may exist facts or circumstances which are unknown to either or both of them as of the date of execution of this Settlement Agreement, or which facts and circumstances are different than each now believe exist as related to the claim hereinabove. Each party agrees that their releases herein are intended to and do forever and irrevocably release, discharge, and hold harmless the other, and each other's agents, employees, servants, and all others who may be vicariously liable through them, from any and all claims, debts, damages, obligations or other liabilities of any kind, whether known or unknown, including those which may be based on facts, events and circumstances unknown to the parties, or different from the facts, events and circumstances they supposed exist as of the date of execution of this Settlement and Mutual Release which related to the claim described hereinabove.

4. Attorney's Fees: If any action is brought to enforce the terms of this agreement, the prevailing party shall be entitled to recover their costs and reasonable attorney's fees incurred in such action.

5. Warranty: Each party hereby warrants that they have not sold, assigned, or otherwise transferred all or part of any claims, debts, obligations, or other rights against each other waived, settled and/or released by this Settlement Agreement.

6. Merger: As of the date of its execution, this Settlement and Mutual Release shall constitute the entire agreement of the parties. There are no other agreements or warranties, oral or written, which pertain to the subject matter covered herein. Upon execution, this agreement supersedes and rescinds all prior or contemporaneous agreements pertaining to the subject matter covered herein.

7. Execution: By signing hereunder, each party hereby represents that they have read and understand the terms of this agreement, have had an opportunity to consult an attorney regarding the terms of the agreement, consider the consideration herein valuable, fair, and reasonable, and agree to the terms of this Settlement and Mutual Release. Execution may be made in counterparts, and together the counterparts, and together the counterparts shall be deemed one agreement. Faxed copies of, including executed signature pages, shall be deemed originals.

Dated: _____

X Marie L. Feuerhammer
M.L. Feuerhammer Trust
By: MARIE L. FEUERHAMMER TRUSTEE

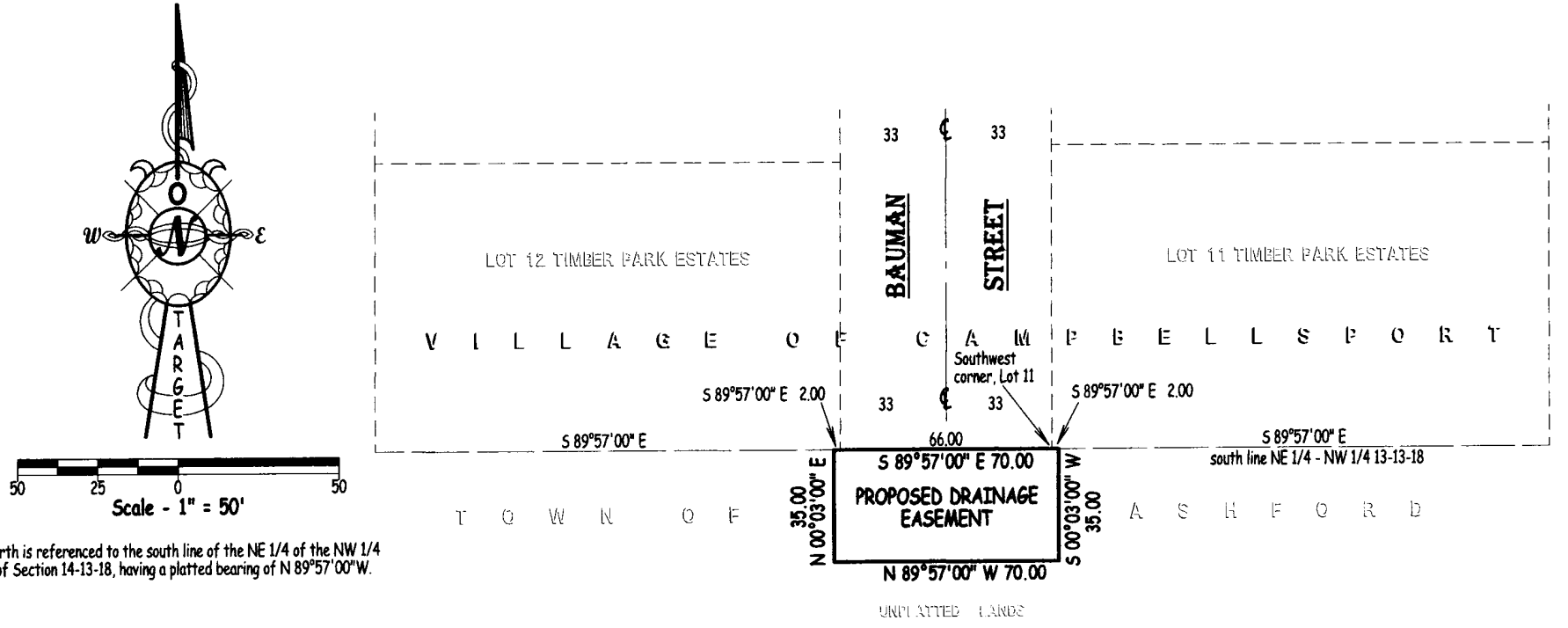
Dated: 4/26/2021

David Krebs
Village of Campbellsport
By: David A. Krebs
Title: Village President

EXHIBIT "A"

FOR

PROPOSED DRAINAGE EASEMENT TO VILLAGE OF CAMPBELLSPORT FROM FEUERHAMMER



North is referenced to the south line of the NE 1/4 of the NW 1/4 of Section 14-13-18, having a platted bearing of N 89°57'00"W.

That part of the SE ¼ of the NW ¼ of Section 14, Town 13 East, Range 18 North, Town of Ashford, Fond du Lac County, Wisconsin, which is bounded and described as follows:

Beginning at the Southwest corner of Lot 11 of Timber Park Estates, a recorded subdivision in said NW ¼ of Section 14; thence S 89°57'00"E along the south line of said NE ¼ of the NW ¼ of Section 14, said Line also being the south line of said Timber Par Estates, 2.00 feet; thence S 00°03'00"W at right angles to said south line, 35.00 feet; thence N 89°57'00"W, parallel with said south line, 70.00 feet; thence N 00°03'00"E at right angles, 35.00 feet to a point in said south line; thence S 89°57'00"E along said south line, 68.00 feet to the point of beginning.

Containing 2,450 square feet, more or less.

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
ontargetsurveying@gmail.com www.ontargetsurveying.com

SETTLEMENT AND MUTUAL RELEASE

1. Parties: This agreement is entered into by and between M.L. Feuerhammer Trust on the one hand (hereafter referred to as "Feuerhammer") and the Village of Campbellsport, Fond du Lac County, Wisconsin on the other hand (hereafter referred to as "Village").

2. Purpose: The purpose of this agreement is to settle the parties' dispute with respect to Feuerhammer's claim that Village is causing water runoff/erosion damage from a public street(s) at Bauman Street's dead end to the property, Tax ID T02-13-18-13-08-010-00 (hereafter "Premesis"). Nothing contained herein shall be deemed an admission of either party of liability or wrongdoing with respect to the claim or the facts and circumstances giving rise to the claim.

3. Terms: Each party mutually agrees to the following terms:

A. CONTROL OF WATER:

1. The parties acknowledge that their intent is to construct and maintain a water trap or whatever other and/or additional system(s), device(s), grading, drainage, or other such redress, at the Village's sole cost, to the area where Bauman Street ends near Feuerhammer's Property such that water damage and/or erosion from the water run-off where Bauman Street ends is eliminated or limited to the extent practicable. This construction and activity will not interfere with the normal farming operation now existing on Feuerhammer's property.

2. The Village will, at its sole cost, maintain, repair, upgrade, or modify the drainage control system it installs from time to time as needed to ensure the control of water from Bauman Street does not causes water damage and/or erosion on the Premises.

3. Feuerhammer will grant the Village a permanent easement for that area to accommodate the construction and maintenance of the system installed pursuant to 3.A.1 above, and except for engaging in normal farming operations, will take no action to interfere with the easement and drainage control system(s) installed by the Village. A copy of that easement is attached hereto. The parties shall duly execute and record the easement after signing this agreement.

B. General and Mutual Release: Except for the obligations created herein, each party, on behalf of themselves and their successors, assigns, devisees, or other transferees, forever and irrevocably releases, discharges, and holds harmless the other, and the other's agents, servants, employees, and all others who may be liable vicariously through such other party, from any and all claims, debts, damages, obligations, or other liabilities arising from and/or based on events or acts occurring prior to the date of execution of this Settlement Agreement relating to the claims

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special charge or special assessment, as applicable, but only after prior written notice and opportunity to be heard.

6. No Warranties. The Village provides no warranties regarding the adequacy of the water trap system to control concentrated stormwater flow onto Owner's property. However, the Village will continue to work in good faith with Owner if performance issues with the system arise.

7. Duration and Binding Effect. This Agreement shall be permanent and shall run with the land. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, successors, assigns, personal representatives, administrator, and agents. This Agreement can be terminated at any time upon the mutual agreement of the parties.

Dated this 26th day of April, 2020.

VILLAGE OF CAMPBELLSPORT

By: David Kubs
Village President

Attest:

Shelby Sarauer
Village Clerk

Subscribed and sworn to before me this
26th day of April, 2020.

SHELBY SARAUER
Notary Public
State of Wisconsin

Notary Public - State of Wisconsin
My Commission: 2-23-2023

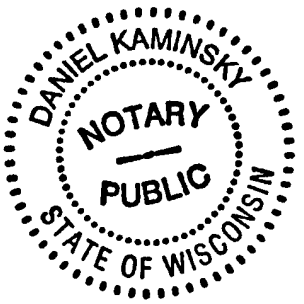
OWNER

Marie L. Feuerhammer
Authorized Representative

Subscribed and sworn to before me this

13th day of April, 2020.

Notary Public - State of Wisconsin
My Commission: is permanent



This document drafted by Attorney Matthew Parmentier
Dempsey Law Firm LLP

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DOC #: 1152449
RECORDED June-07-2021 at 2:15 PM
Pages: 8 Fee:$30.00

James M. Krebs

JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via MAIL (REGULAR)

Document Number

State Bar of Wisconsin Form 00-2011
CORRECTION INSTRUMENT
Under Wis. Stat. § 706.085

Document Name

Undersigned hereby states that a certain document ("conveyance") titled as Easement Agreement (type of document), and executed between M.L. Feuerhammer Trust, Grantor, and the Village of Campbellsport, Grantee, was recorded in Fond du Lac County, Wisconsin, on May 5, 2021, in volume _____, page _____, as document number 1150532, and contained the following error:

Legal description contained in Exhibit A was incorrect (incorrectly referenced Section 14).

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

New attached Exhibit A now correctly states Section 13 and should replace the recorded Exhibit A.

Recording Area

Name and Return Address
Atty. Matthew Parmentier
Dempsey Law Firm LLP
P O Box 1276
Fond du Lac WI 54936-1276

T02-13-18-13-08-010-00
Parcel Identification Number (PIN)

The basis for Undersigned's personal knowledge is (check one):

- ☐ Undersigned is the Grantor/Grantee of the property described in the conveyance.
- ☒ Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument
- ☐ Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument
- ☐ Other (Explain):

A copy of the conveyance (in part or whole) ☒ is ☐ is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).
Undersigned has sent notice of the execution and recording of this Correction Instrument ~~by 1st class~~ mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated June 1, 2021.

_____ (SEAL)
* Matthew Parmentier

AUTHENTICATION

Signature of _____
_____
authenticated on _____,

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

THIS INSTRUMENT DRAFTED BY:
Attorney Matthew Parmentier
Dempsey Law Firm, LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
FOND DU LAC COUNTY)

NOTARY PUBLIC MARY JO KRAUS STATE OF WISCONSIN

Personally came before me on June 1
the above-named Matthew Parmentier
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Mary Jo Kraus
* Mary Jo Kraus
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 2-19-2023)

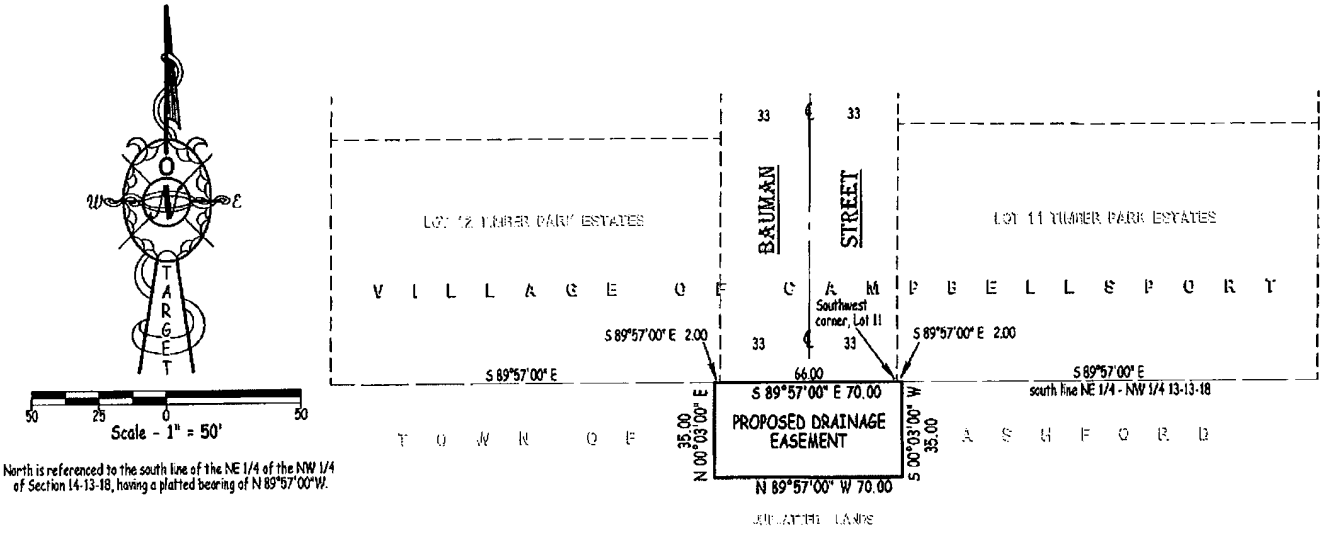
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

EXHIBIT "A"

FOR

PROPOSED DRAINAGE EASEMENT TO VILLAGE OF CAMPBELLSPORT FROM FEUERHAMMER



North is referenced to the south line of the NE 1/4 of the NW 1/4 of Section 14-13-18, having a platted bearing of N 89°57'00"W.

That part of the SE ¼ of the NW ¼ of Section 13, Town 13 East, Range 18 North, Town of Ashford, Fond du Lac County, Wisconsin, which is bounded and described as follows:

Beginning at the Southwest corner of Lot 11 of Timber Park Estates, a recorded subdivision in said NW ¼ of Section 13; thence S 89°57'00"E along the south line of said NE ¼ of the NW ¼ of Section 13, said Line also being the south line of said Timber Park Estates, 2.00 feet; thence S 00°03'00"W at right angles to said south line, 35.00 feet; thence N 89°57'00"W, parallel with said south line, 70.00 feet; thence N 00°03'00"E at right angles, 35.00 feet to a point in said south line; thence S 89°57'00"E along said south line, 68.00 feet to the point of beginning.

Containing 2,450 square feet, more or less.

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
ontargetsurveying@gmail.com www.ontargetsurveying.com

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Document Number	**EASEMENT AGREEMENT**	DOC #: 1150532 RECORDED May-05-2021 at 1:24 PM Pages: 6 Fee:$30.00 James M. Krebs JAMES M KREBS, REGISTER OF DEEDS FOND DU LAC COUNTY, WI Return via MAIL (REGULAR)
Return Address:	Attorney Matthew Parmentier Dempsey Law Firm, LLP P. O. Box 1276 Fond du Lac, WI 54936-1276	
Parcel I.D. Number:	T02-13-18-13-08-010-00	Recording Area

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1. Subject Property. This Agreement applies to the property described in the attached Exhibit A (the "Easement Area").

2. Purpose. The purpose of this Agreement is for Owner to grant to the Village a permanent, limited easement over the Easement Area for the purpose of drainage management.

3. Grant of Easement. Owner hereby grants to the Village a permanent, limited easement over, under, and within the Easement Area for the purposes described herein.

4. Use of Easement Area by Village. The Village may, at its cost, install a "water trap system" and/or additional system(s), device(s), grading, drainage, or other such redress within the Easement Area for the purpose of reducing, controlling and eliminating concentrated stormwater flow onto property owned by Owner. Such use of the easement by the Village will not interfere with the farming operations on the property.

5. Owner's Responsibilities. Owner may not engage in any act, beyond normal farming operations, that interferes with the function of the drainage control system(s). If Owner takes any act that interferes with the function of the system and the Village incurs costs as a result, those costs may be charged against Owner's property as a

and damages described hereinabove. Each party hereby acknowledges and agrees that there may exist facts or circumstances which are unknown to either or both of them as of the date of execution of this Settlement Agreement, or which facts and circumstances are different than each now believe exist as related to the claim hereinabove. Each party agrees that their releases herein are intended to and do forever and irrevocably release, discharge, and hold harmless the other, and each other's agents, employees, servants, and all others who may be vicariously liable through them, from any and all claims, debts, damages, obligations or other liabilities of any kind, whether known or unknown, including those which may be based on facts, events and circumstances unknown to the parties, or different from the facts, events and circumstances they supposed exist as of the date of execution of this Settlement and Mutual Release which related to the claim described hereinabove.

4. Attorney's Fees: If any action is brought to enforce the terms of this agreement, the prevailing party shall be entitled to recover their costs and reasonable attorney's fees incurred in such action.

5. Warranty: Each party hereby warrants that they have not sold, assigned, or otherwise transferred all or part of any claims, debts, obligations, or other rights against each other waived, settled and/or released by this Settlement Agreement.

6. Merger: As of the date of its execution, this Settlement and Mutual Release shall constitute the entire agreement of the parties. There are no other agreements or warranties, oral or written, which pertain to the subject matter covered herein. Upon execution, this agreement supersedes and rescinds all prior or contemporaneous agreements pertaining to the subject matter covered herein.

7. Execution: By signing hereunder, each party hereby represents that they have read and understand the terms of this agreement, have had an opportunity to consult an attorney regarding the terms of the agreement, consider the consideration herein valuable, fair, and reasonable, and agree to the terms of this Settlement and Mutual Release. Execution may be made in counterparts, and together the counterparts, and together the counterparts shall be deemed one agreement. Faxed copies of, including executed signature pages, shall be deemed originals.

Dated: _____

X Marie L. Feuerhammer
M.L. Feuerhammer Trust
By: MARIE L. FEUERHAMMER TRUSTEE

Dated: 4/26/2021

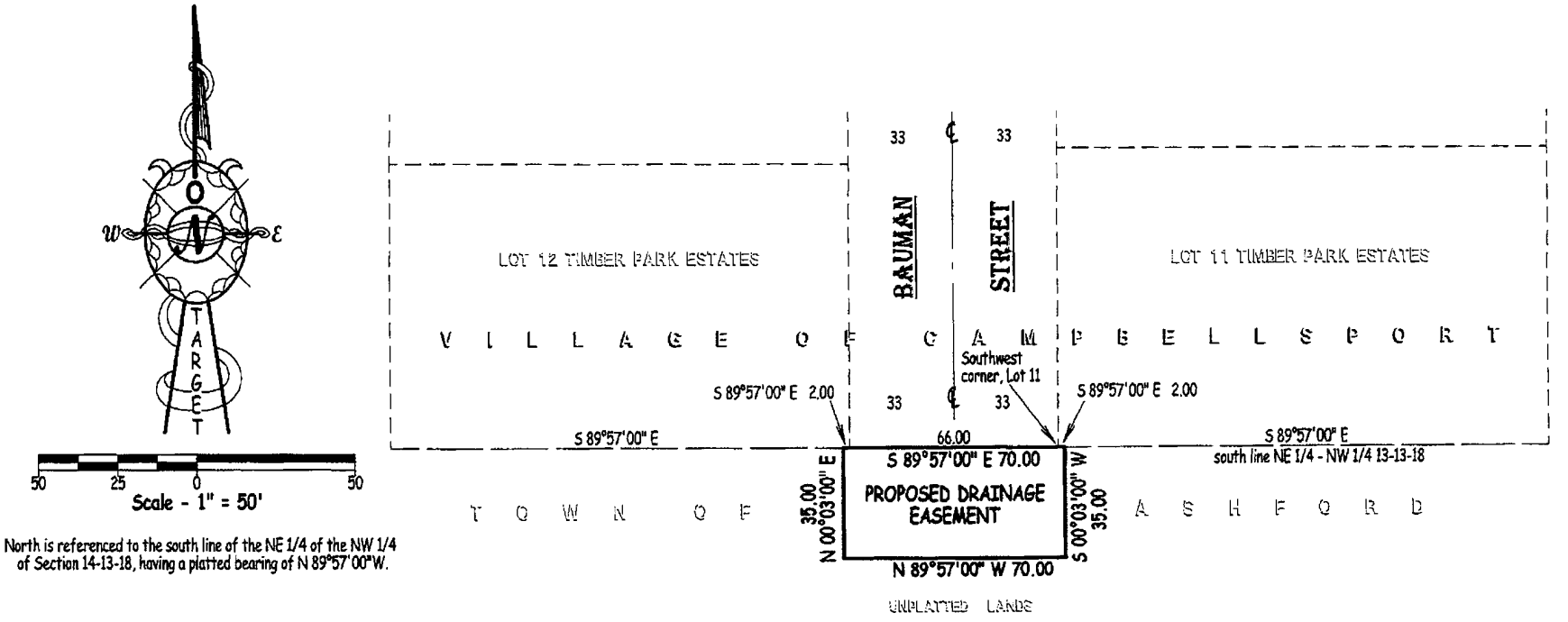
David Krebs
Village of Campbellsport
By: David A. Krebs
Title: Village President

R4

EXHIBIT "A"

FOR

PROPOSED DRAINAGE EASEMENT TO VILLAGE OF CAMPBELLSPORT FROM FEUERHAMMER



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That part of the SE ¼ of the NW ¼ of Section 14, Town 13 East, Range 18 North, Town of Ashford, Fond du Lac County, Wisconsin, which is bounded and described as follows:

Beginning at the Southwest corner of Lot 11 of Timber Park Estates, a recorded subdivision in said NW ¼ of Section 14; thence S 89°57'00"E along the south line of said NE ¼ of the NW ¼ of Section 14, said Line also being the south line of said Timber Par Estates, 2.00 feet; thence S 00°03'00"W at right angles to said south line, 35.00 feet; thence N 89°57'00"W, parallel with said south line, 70.00 feet; thence N 00°03'00"E at right angles, 35.00 feet to a point in said south line; thence S 89°57'00"E along said south line, 68.00 feet to the point of beginning.

Containing 2,450 square feet, more or less.

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
ontargetsurveying@gmail.com www.ontargetsurveying.com

SETTLEMENT AND MUTUAL RELEASE

1. Parties: This agreement is entered into by and between M.L. Feuerhammer Trust on the one hand (hereafter referred to as "Feuerhammer") and the Village of Campbellsport, Fond du Lac County, Wisconsin on the other hand (hereafter referred to as "Village").

2. Purpose: The purpose of this agreement is to settle the parties' dispute with respect to Feuerhammer's claim that Village is causing water runoff/erosion damage from a public street(s) at Bauman Street's dead end to the property, Tax ID T02-13-18-13-08-010-00 (hereafter "Premesis"). Nothing contained herein shall be deemed an admission of either party of liability or wrongdoing with respect to the claim or the facts and circumstances giving rise to the claim.

3. Terms: Each party mutually agrees to the following terms:

A. CONTROL OF WATER:

1. The parties acknowledge that their intent is to construct and maintain a water trap or whatever other and/or additional system(s), device(s), grading, drainage, or other such redress, at the Village's sole cost, to the area where Bauman Street ends near Feuerhammer's Property such that water damage and/or erosion from the water run-off where Bauman Street ends is eliminated or limited to the extent practicable. This construction and activity will not interfere with the normal farming operation now existing on Feuerhammer's property.

2. The Village will, at its sole cost, maintain, repair, upgrade, or modify the drainage control system it installs from time to time as needed to ensure the control of water from Bauman Street does not causes water damage and/or erosion on the Premises.

3. Feuerhammer will grant the Village a permanent easement for that area to accommodate the construction and maintenance of the system installed pursuant to 3.A.1 above, and except for engaging in normal farming operations, will take no action to interfere with the easement and drainage control system(s) installed by the Village. A copy of that easement is attached hereto. The parties shall duly execute and record the easement after signing this agreement.

B. General and Mutual Release: Except for the obligations created herein, each party, on behalf of themselves and their successors, assigns, devisees, or other transferees, forever and irrevocably releases, discharges, and holds harmless the other, and the other's agents, servants, employees, and all others who may be liable vicariously through such other party, from any and all claims, debts, damages, obligations, or other liabilities arising from and/or based on events or acts occurring prior to the date of execution of this Settlement Agreement relating to the claims

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special charge or special assessment, as applicable, but only after prior written notice and opportunity to be heard.

6. No Warranties. The Village provides no warranties regarding the adequacy of the water trap system to control concentrated stormwater flow onto Owner's property. However, the Village will continue to work in good faith with Owner if performance issues with the system arise.

7. Duration and Binding Effect. This Agreement shall be permanent and shall run with the land. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, successors, assigns, personal representatives, administrator, and agents. This Agreement can be terminated at any time upon the mutual agreement of the parties.

Dated this 21st day of April, 2020.

VILLAGE OF CAMPBELLSPORT

By: David Krubs
Village President

Attest:

Shelby Sarauer
Village Clerk

Subscribed and sworn to before me this
21st day of April, 2020.

SHELBY SARAUER
Notary Public
State of Wisconsin

Notary Public - State of Wisconsin
My Commission: 2-23-2023

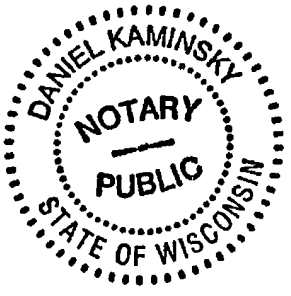
OWNER

Marie L. Feuerhammer
Authorized Representative

Subscribed and sworn to before me this

13th day of April, 2024.

Notary Public - State of Wisconsin
My Commission: 'til permanent



This document drafted by Attorney Matthew Parmentier
Dempsey Law Firm LLP

DOC# 1086835
Recorded
July 14, 2017 2:23 PM
JAMES M KREBS
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: $30.00

Volume 62 Certified Survey Maps
Pages 26-26A-26B

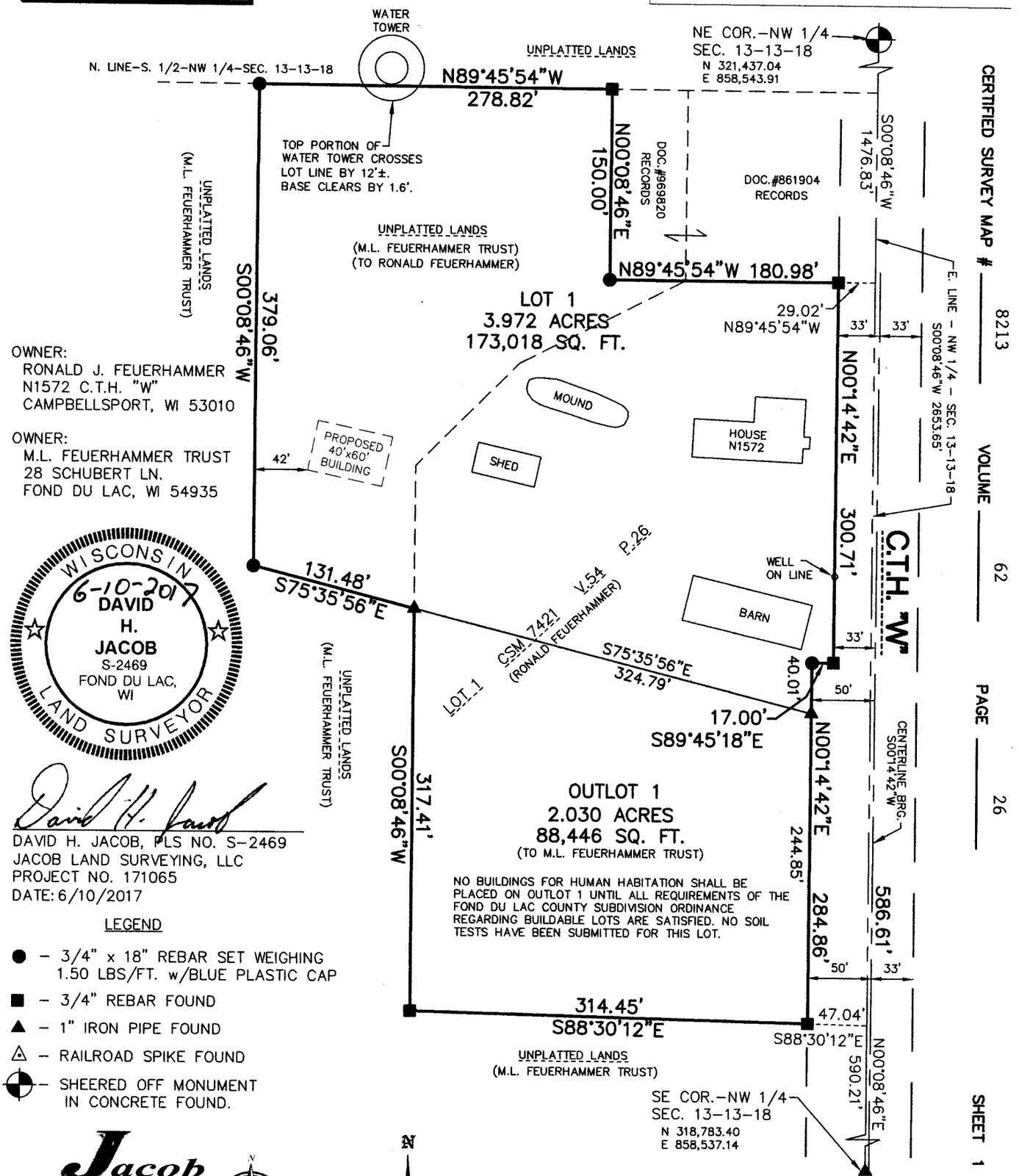
CERTIFIED SURVEY MAP
FOR
RONALD FEUERHAMMER

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 13, T. 13 N.-R. 18 E., TOWN OF ASHFORD, FOND DU LAC COUNTY, WISCONSIN, INCLUDING ALL OF LOT 1 OF CSM 7421, V. 54, P. 26.

PARENT PARCEL NUMBERS:
T02-13-18-13-08-002-00
T02-13-18-13-08-006-00

SURVEYED AREA
6.002 ACRES
261,464 SQ. FT.

CERTIFIED SURVEY MAP # 8213 VOLUME 62 PAGE 26



OWNER:
RONALD J. FEUERHAMMER
N1572 C.T.H. "W"
CAMPBELLSPORT, WI 53010

OWNER:
M.L. FEUERHAMMER TRUST
28 SCHUBERT LN.
FOND DU LAC, WI 54935

WISCONSIN
6-10-2017
DAVID H. JACOB
S-2469
FOND DU LAC, WI
LAND SURVEYOR

DAVID H. JACOB, PLS NO. S-2469
JACOB LAND SURVEYING, LLC
PROJECT NO. 171065
DATE: 6/10/2017

LEGEND

- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT. w/BLUE PLASTIC CAP
- ■ – 3/4" REBAR FOUND
- ▲ – 1" IRON PIPE FOUND
- △ – RAILROAD SPIKE FOUND
- ⊕ – SHEERED OFF MONUMENT IN CONCRETE FOUND.

BEARINGS REFERENCED TO THE FOND DU LAC COUNTY COORDINATE SYSTEM (NAD 83/91 DATUM). THE EAST LINE OF THE NW 1/4 OF SECTION 13-13-18 HAS A BEARING OF N00°08'46"E.

1"= 100'
SCALE
100' 0 100' 200'
FEET

Jacob Land Surveying, LLC
W8057 Randallwood Lane, Fond du Lac, WI 54937
phone (920) 922-2908 fax (920) 922-7202

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 13, T. 13 N.-R. 18 E., TOWN OF ASHFORD, FOND DU LAC COUNTY, WISCONSIN, INCLUDING ALL OF LOT 1 OF CSM 7421, V. 54, P. 26.

CERTIFIED SURVEY MAP # 8213

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PAGE 26A

SURVEYOR'S CERTIFICATE

I, David H. Jacob, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Ronald Feuerhammer, bounded and described as follows:

A part of the Southeast 1/4 of the Northwest 1/4 of Section 13, T. 13 N.-R. 18 E., Town of Ashford, Fond du Lac County, Wisconsin including all of Lot 1 of Certified Survey Map Number 7421, recorded in Volume 54, Page 26, Certified Survey Maps Fond du Lac County Register of Deeds Office, and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 13; thence South 00°-08'-46" West along the East line of the Northwest 1/4 of said Section 13, 1476.83 feet to the Southeast corner of lands described in Document Number 861904, Records, Fond du Lac County Register of Deeds Office; thence North 89°-45'-54" West along the South line of said lands, 29.02 feet to the Northeast corner of said Lot 1 and to the point of beginning; thence continuing North 89°-45'-54" West along the North line of said Lot 1 and on its extension Westerly, 180.98 feet to the Southwest corner of lands described in Document Number 969820, said Records; thence North 00°-08'-46" East along the West line of said lands, 150.00 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 13; thence North 89°-45'-54" West along said North line, 278.82 feet; thence South 00°-08'-46" West, 379.06 feet; thence South 75°-35'-56" East, 131.48 feet to the West line of said Lot 1; thence South 00°-08'-46" West along said West line, 317.41 feet to the Southwest corner of said Lot 1; thence South 88°-30'-12" East along the South line of said Lot 1, 314.45 feet to the West right-of-way line of County Trunk Highway "W"; thence North 00°-14'-42" East along said right-of-way line, 284.86 feet; thence South 89°-45'-18" East along said right-of-way line, 17.00 feet; thence North 00°-14'-42" East along said right-of-way line, 300.71 feet to the point of beginning and containing 6.002 acres (261,464 sq. ft.) of land more or less, and being subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of Fond du Lac County in surveying, dividing, and mapping the same.



David H. Jacob P.L.S. No. S-2469

Jacob Land Surveying, LLC.
Fond du Lac, Wisconsin 54937

Project Number: 171065

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 13, T. 13 N.-R. 18 E., TOWN OF ASHFORD, FOND DU LAC COUNTY, WISCONSIN, INCLUDING ALL OF LOT 1 OF CSM 7421, V. 54, P. 26.

CERTIFIED SURVEY MAP # 8213

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PAGE 26B

OWNERS' CERTIFICATE

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Ashford
2. Fond du Lac County Planning Agency
3. Fond du Lac County Highway Commission

In presence of: RONALD J. FEUERHAMMER AND M.L. FEUERHAMMER TRUST

Ronald J. Feuerhammer, owner

Marie L. Feuerhammer, trustee
M.L. Feuerhammer Trust

STATE OF WISCONSIN)
FOND DU LAC COUNTY)SS

Personally came before me this 20TH day of JUNE, 2017, the above named, Ronald J. Feuerhammer and Mariel L. Feuerhammer, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

ROBERT V. EDGARTON NOTARY PUBLIC WISCONSIN

Notary Public, Fond du Lac County, WI

My Commission Expires: IS PERMANENT

TOWN OF ASHFORD APPROVAL

This land division is hereby approved by the Town of Ashford in accordance with Town ordinances.

Dated this 10 day of July, 2017.

Joe Koch, Chairman

Tracy Flasch, Clerk

FOND DU LAC COUNTY PLANNING AGENCY APPROVAL

Approved in accordance with Sec. 236.12 Wisconsin Statutes this 13th day of July, 2017.

Sam Tobias, Director of Planning

WISCONSIN 6-10-2017 DAVID H. JACOB S-2469 FOND DU LAC, WI LAND SURVEYOR

SHEET 3 OF 3 SHEETS