

338684

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

VOL. 492 PAGE 393

This Deed, made between Secluded Land Company, LLC, a Wisconsin limited liability company

RECEIVED FOR RECORD
AT 10 29 M
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Grantor, and Ronald J. Jones and Yvonne E. Jones, husband and wife, as joint tenants (IL Residents)

DEC 05 2006

Grantee. Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Jackson County, State of Wisconsin

SHARI MARG
REGISTER OF DEEDS
JACKSON COUNTY, WI

See attached Addendum A for legal description and protective covenants.

Name and Return Address

Secluded Land Company, LLC
P.O. Box 10
DeSoto, WI 54624

Part of 002-0300.0000 and 002-0301.0000
Parcel Identification Number (PIN)

TRANSFER
\$212.70
FEE

This is not homestead property

~~It is not~~

This is non-marital property for James W. Smith.

Grantor hereby transfers all interest in minerals, if any, it may have in the subject property; however, Grantor makes no warranty regarding any interest in minerals for the subject property.

Exceptions to warranties: Municipal and zoning ordinances, any recorded easements, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and any liens or encumbrances created by the Grantee.

Dated this 30th day of October, 2006

Secluded Land Company, LLC, by: [Signature] (SEAL)
James W. Smith, Sole Managing Member (SEAL)

AUTHENTICATION

Signature(s) James W. Smith

ACKNOWLEDGMENT

State of Wisconsin, } ss

County

Personally came before me this _____ day of _____ the above named

authenticated this 28th day of September, 2006

[Signature]
John P. Ebben, Attorney

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

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

THIS INSTRUMENT WAS DRAFTED BY

John P. Ebben, Attorney

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date)

(Signatures may be authenticated or acknowledged. Both are not necessary.) SDC- 623 (co) CBD-2 PD

* Names of persons signing in any capacity must be typed or printed below their signature

Lot 2 of the Plat of Crystal Brook Dells recorded at the Office of the Jackson County Register of Deeds on October 23, 2006 in Volume B of Plats on Page 33 as Document No. 338011. Said Plat being located in the Southeast Quarter of the Southwest Quarter (SE ¼-SW ¼), the Southwest Quarter of the Southwest Quarter (SW ¼-SW ¼), the Northeast Quarter of the Southwest Quarter (NE ¼-SW ¼), the Northwest Quarter of the Southwest Quarter (NW ¼-SW ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼-NW ¼). Also located in part of Jackson County Certified Survey Map #785 and located in all of Lot 3 of Jackson County Certified Survey Map #2916. ALL in the Fractional Section 7, Township 22 North, Range 3 West, Town of Adams; and located in part of the Northeast Quarter of the Southeast Quarter (NE ¼-SE ¼) and part of the Southeast Quarter of the Southeast Quarter (SE ¼-SE ¼), Section 12, Township 22 North, Range 4 West, Town of Alma. All in Jackson County, Wisconsin. Along with all lands lying between the meander line shown on the above-referenced lot and the center thread of Halls Creek. Subject to all restrictions, reservations, conditions and easements of record. Subject to all existing road and utility line easements, whether of record or not. Along with and subject to all easements, restrictions, reservations, conditions and notes shown on the above-referenced Plat.

Along with a 1/6th interest in Outlot #3 of the above-referenced Plat.

The above-described property is subject to the following:

PROTECTIVE COVENANTS

1. No "single-wide" manufactured homes, mobile homes or buses shall be placed upon the property herein conveyed. Single-wide manufactured homes and mobile homes include any and all such trailers or structures having had wheels and/or axles attached at any time, whether placed on a foundation or not.
2. Campers, fifth-wheelers, motor coaches, motor homes and similar recreational vehicles are not permitted on the property unless attended within a 48-hour period.
3. Unregistered or abandoned vehicles, trash, or junk may not remain on the property.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the property.
5. All structures erected on the property shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The residential structure(s) erected on the property must have a minimum of 1,000 square feet of living space.
7. Should any improvements on the property be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed or restored to a neat exterior appearance in line with the building requirements above set forth.
8. Lots less than 10 acres in size are restricted against commercial timbering, unless the same party owns adjoining lots totaling 10 acres or more. Any commercial harvesting of timber must be consistent with an approved Wisconsin Department of Natural Resources forestry plan.
9. The property is restricted against commercialization.
10. During the time in which Secluded Land Company, LLC is selling lots in this subdivision no advertising signs of any nature, including "For Sale" signs may be placed on the property except by Secluded Land Company, LLC.
11. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
12. Any of these protective covenants may be amended, subject to all of the following:
 - a) Such amendment shall be in writing;
 - b) The amendment must be approved in writing by the owners of a two-thirds majority of the lots shown on the Plat of Crystal Brook Dells recorded at the Office of the Jackson County Register of Deeds on October 23, 2006 in Volume B of Plats on Page 33 as Document No. 338011; and
 - c) The amendment shall be recorded.
13. These protective covenants shall run with the land.
14. Each lot owner in the subdivision has standing to sue for enforcement of any of these protective covenants.
15. In the event any portion of any of these protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

(C) CBD #2 (J27Z4)ak
4.56 Acres
PC-2H (F1Z3)

Addendum A