

COUNTY RINAL PLAT OF WHITETAIL RIDGEWAY

Located by NW1/4-SW1/4 and NW1/4-SW1/4, Section 34, T29N, R21W, Town of Mendota, Jackson County, Wisconsin.
OWNER & SUBDIVIDER: Whitetail Ridge Land Company, LLC, PO Box 18, Durbin, WI 54624
RECORDING: John Collins, RLS, General Engineering, P.O. Box 244, Plover, WI 53001

APPROVING AGENCIES:

- 1) Town of Mendota
- 2) Jackson County
- 3) Jackson County Highway Department

354251

1) Town government (from original plat, where shown otherwise)

- 2) All unrecorded easements to and from the plat
- 3) All easements to and from the plat
- 4) All unrecorded easements to and from the plat
- 5) All easements to and from the plat

All bearings are to the center line.

ADDITIONAL NOTES:

1) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

2) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

3) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

4) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

5) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

6) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

7) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

8) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

9) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

10) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

11) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

12) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

13) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

14) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

15) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

16) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

17) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

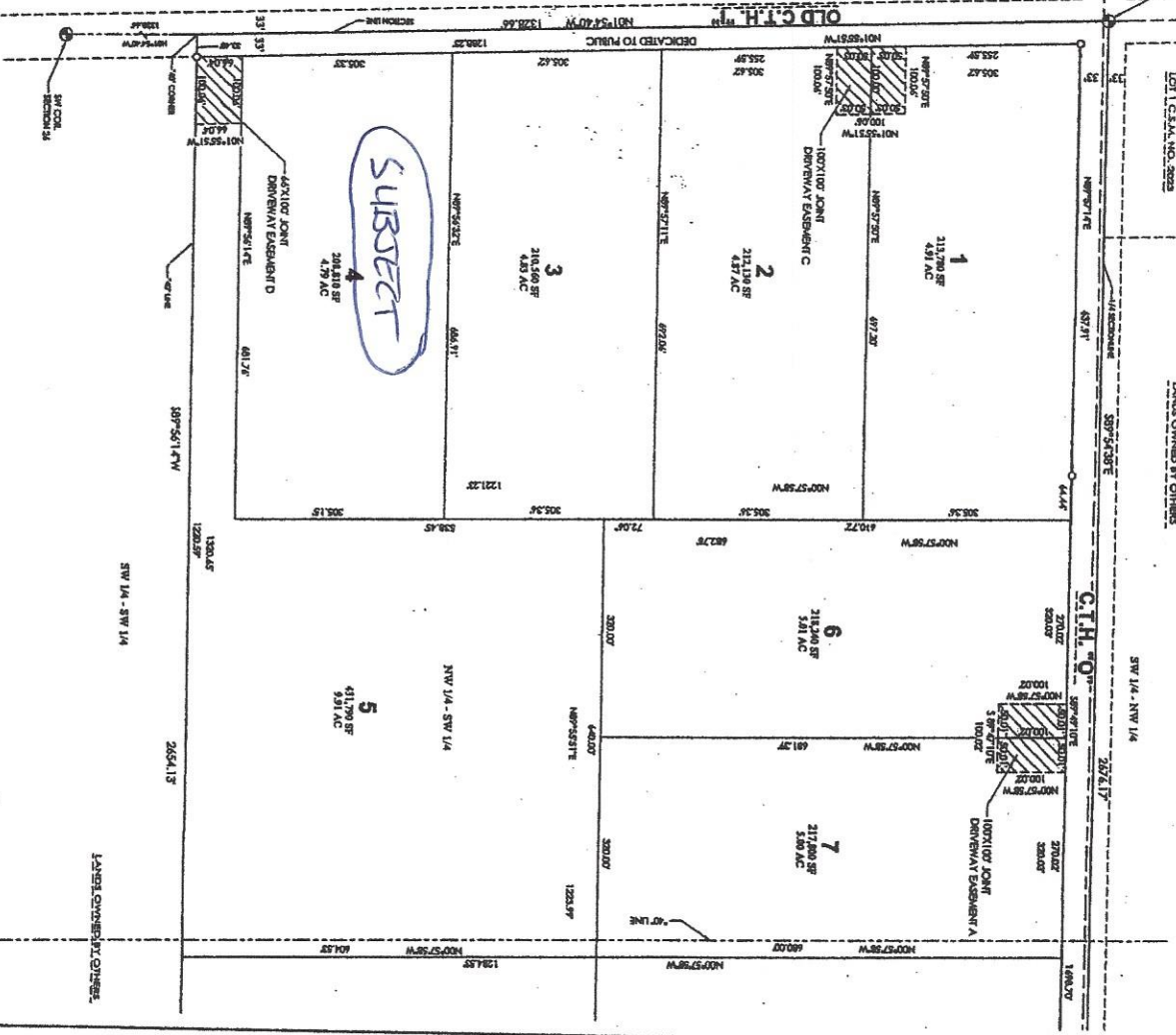
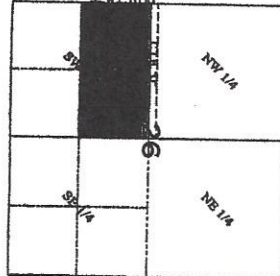
18) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

19) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

20) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

21) The plat is to be recorded in the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin, and the County Register of Deeds for Jackson County, Wisconsin.

RECEIVED FOR RECORD
AT 10:00 AM
DEC 17 2009
SHARI MARG
REGISTER OF DEEDS
JACKSON COUNTY, WI



356048
Document Number

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

BOOK 538 PAGE 0565

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

and Matthew W. Kulpa, unmarried WI resident, Grantor,

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

See attached Addendum A for legal description and
protective covenants.

RECEIVED FOR RECORD
AT 11:30 A M
Vol 538 Page 565

JUN 01 2010

SHARI MARG
REGISTER OF DEEDS
JACKSON COUNTY, WI

Recording Area

#13

Name and Return Address

Secluded Land Company II, LLC
PO Box 10
DeSoto, WI 54624

Part of: 032-0411.0000
032-0412.0000

Parcel Identification Number (PIN)

This is not homestead property.

~~is~~ (is not)

This is non-marital property for
James W. Smith and Allen E. McCoy

TRANSFER
\$ 84.00
FEE

Grantors hereby transfer all interest in minerals, if any it may have in the
subject property; however, Grantors make 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 21st day of May, 2010

Secluded Land Company II, LLC, by

(SEAL)

James W. Smith (SEAL)

* _____

* James W. Smith, Managing Member

(SEAL)

Allen E. McCoy (SEAL)

* _____

* Allen E. McCoy, Managing Member

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) James W. Smith and Allen E. McCoy

State of Wisconsin,

} ss.

authenticated this 7th day of December, 2009

County: }
Personally came before me this _____ day of

John P. Ebben

_____, the above named

* John P. Ebben, Attorney

TITLE: MEMBER STATE BAR OF WISCONSIN

_____ to

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

me known to be the person _____ who executed the foregoing

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.) SDJ-SLCII-004 Whitetail Hideaway #4

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

ADDENDUM A

GRANTOR: SECLUDED LAND COMPANY II, LLC.
GRANTEE: MATTHEW W. KULPA, UNMARRIED WI RESIDENT

BOOK 538 PAGE 0566

Legal Description
Whitetail Hideaway
Lot 4

Lot 4 of the Jackson County Final Plat of Whitetail Hideaway recorded at the Office of the Jackson County Register of Deeds on December 17, 2009 in Volume B of Plats on Pages 47 and 48 as Document No. 354251. Said Jackson County Final Plat of Whitetail Hideaway located in the NW ¼ of the SW ¼ and NE ¼ of the SW ¼, Section 26, Township 20 North, Range 3 West, Town of Manchester, Jackson County, Wisconsin. Subject to all restrictions, reservations, conditions and easements of record. Subject to all existing roads and power line easements, whether of record or not. Along with and subject to all easements as shown on the above-referenced Jackson County Plat.

Along with 66'x 100' Joint Driveway Easement D as shown on the above-referenced Jackson County Final Plat.

The above-referenced 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, whether placed on a foundation or not, having had wheels and/or axles attached at any time (except for temporary transport to the home site).
2. The use and/or storage of campers, fifth-wheels, motor coaches, motor homes and other similar recreational vehicles shall be permitted to the extent allowed under State and Local zoning regulations. "Park Models" are permitted, but must remain visually inconspicuous from any roadways.
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 750 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 to 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 II, LLC, or its agents, are 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 II, LLC or its agents.
11. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
12. These protective covenants may only be amended by the procedures set forth in Developer's Declaration of Whitetail Hideaway Protective Covenants dated December 17, 2009 and recorded December 21, 2009 at the Jackson County Register of Deeds in Volume 534 on Pages 171 through 174 (inclusive) as Document No. 354279.
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.

PC-3K(WH)

4.80 Acres

Lot 4

B04Z9vs

FIRST AMENDMENT TO DEVELOPER'S DECLARATION OF WHITETAIL HIDEAWAY PROTECTIVE COVENANTS

RECEIVED FOR RECORD
AT 9:15 A M
Vol 536 Page 752

MAR 31 2010

SHARI MARG
REGISTER OF DEEDS
JACKSON COUNTY, WI

\$ 15

WHEREAS, Secluded Land Company II, LLC was the Original Declarant of the Developer's Declaration of Whitetail Hideaway Protective Covenants dated December 17, 2009 and recorded December 21, 2009 at the Jackson County, Wisconsin Register of Deeds office as Document Number 354279.

WHEREAS, Secluded Land Company II, LLC is the owner of the Real property described as follows:

See attached Exhibit A.

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

032-410.0000
032-411.0000
Parcel Identification Number

WHEREAS, the "Amendment" of said original Declaration states that "Declarant does hereby reserve the right, in its sole discretion, to amend this Declaration for a period of ten years from the date of this Declaration".

NOW THEREFORE, Secluded Land Company II, LLC hereby amends said original Declaration as follows:

The Protective Covenants, Paragraph 10 in the original Declaration is hereby deleted and replaced with the following:

- 10. "During the time in which Secluded Land Company II, LLC, or its agents, are 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 II, LLC or its agents".

All other terms in said original Declaration remain the same.

Secluded Land Company II, LLC, by:

James W. Smith
James W. Smith, Co-Managing Member

BOOK 536 PAGE 753

Secluded Land Company II, LLC, by:

Allen E. McCoy
Allen E. McCoy, Co-Managing Member

ACKNOWLEDGMENT

State of Wisconsin)
County of Vernon) ss

Personally came before me this 29th day of March, 2010 the above-named James W. Smith and Allen E. McCoy, Co-Managing Members, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Frederick D. Balslev
* Frederick D. Balslev
Notary Public - Vernon County, Wisconsin
My commission expires: 05/18/2012

BOOK 536 PAGE 754

Lots 1- 11 (inclusive) of the Jackson County Final Plat of Whitetail Hideaway recorded at the Office of the Jackson County Register of Deeds on December 17, 2009 in Volume B of Plats on Pages 47 and 48 as Document No. 354251 Said County Final Plat of Whitetail Hideaway located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NE $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 26, Township 20 North, Range 3 West, Town of Manchester, Jackson County, Wisconsin

Exhibit A

354279 ✓

VOL 534 PAGE 171

Developer's Declaration of Whitetail Hideaway Protective Covenants

RECEIVED FOR RECORD
AT 10:30 A M
Vol 534 Page 171

This Developer's Declaration of Whitetail Hideaway Protective Covenants (the "Declaration") is made this 17th day of December 2009, by SECLUDED LAND COMPANY II, LLC, a Wisconsin limited liability company (hereinafter referred to as "Declarant"),

DEC 21 2009

SHARI MARG
REGISTER OF DEEDS
JACKSON COUNTY, WI

17.00

WITNESSETH:

- I. Declarant is the owner of the real property (hereinafter referred to as the "Property") legally described as:

See attached Exhibit A

Return to:
Secluded Land Company
P.O. Box 10
DeSoto, WI 54624

032-410.0000

- II. Declarant wishes certain restrictions to be imposed on development of the Subject Property so that the investment of Purchasers will be protected and to provide continuity and Number consistency of development and use of the Subject Property.

032-411.0000

Parcel Identification

- III. Declarant desires to provide for the preservation of the values and amenities of Subject Property, and to this end desires to subject aforesaid Subject Property to the covenants, conditions, restrictions and charges hereinafter set forth, each and all of which is and are for the benefit of the Subject Property as a whole and all owners of any part hereof:

NOW THEREFORE, Declarant does hereby give notice to all Purchasers and their successors of any portion of the Subject Property hereinbefore described and whosoever it may concern that Subject Property is subject to the following covenants, conditions, restrictions and charges which will inure to the benefit of and pass with Subject Property, and each and every parcel thereof, and shall apply to and bind each successor in interest, and any owner thereof:

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, whether placed on a foundation or not, having had wheels and/or axles attached at any time (except for temporary transport to the home site).
2. The use and/or storage of campers, fifth-wheels, motor coaches, motor homes and other similar recreational vehicles shall be permitted to the extent allowed under State and Local zoning regulations. "Park Models" are permitted, but must remain visually inconspicuous from any roadways.

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 750 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 to 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, or its agents, are 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 or its agents.
11. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
12. These protective covenants shall run with the land.
13. Each lot owner in the subdivision has standing to sue for enforcement of any of these protective covenants.
14. 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.

PC-3K(WH)

AMENDMENT

Notwithstanding the foregoing Protective Covenant #12, Declarant does hereby reserve the right, in its sole discretion to amend this Declaration for a period of ten years from the date of this Declaration. Any such amendment to this Declaration shall become effective upon the recording in the appropriate public records of Jackson County, Wisconsin, of an instrument executed solely by Declarant, without the need for any Owner's or other person's or entity's consent thereto, setting forth the text of such amendment in full, together with the appropriate recording data of this Declaration.

Lots 1- 11 (inclusive) of the Jackson County Final Plat of Whitetail Hideaway recorded at the Office of the Jackson County Register of Deeds on December 17, 2009 in Volume B of Plats on Pages 47 and 48 as Document No. 354251 Said County Final Plat of Whitetail Hideaway located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NE $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 26, Township 20 North, Range 3 West, Town of Manchester, Jackson County, Wisconsin

Exhibit A