

Invoice

**Remit payment to:**

TitleWorks, LLC
161 N Central Ave, PO BOX 469
Richland Center, WI 53581
(608)647-7900

Billed to:
The City of Richland Center

Invoice number: TW-0826-11724-1
Invoice date: August 20, 2026
Please pay before: September 19, 2026
Our file number: TW-0826-11724

Borrower:
Southwest Wisconsin Community Action Program, Inc., City of
Richland Center

Property:
929 W Seminary St
Richland Center, WI 53581
Richland County

Brief legal:

DESCRIPTION	AMOUNT
Letter Report	100.00
Invoice total amount due:	\$100.00

Thank you for your business.



INTERIM TITLE REPORT NO. TW-0826-11724

1. Prepared for: **The City of Richland Center**
2. Previous abstract, title policy, or report: None
3. Legal description covered by this report:

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Ten (10) North, Range One (1) East, City of Richland Center, Richland County, Wisconsin, described as follows:

Commencing at the Northwest corner of Lot Four (4), Cairns' Addition to the City of Richland Center;

Thence North 84° 59' 51" East, 288.36 feet (previously described as North 85° 02' 50" East, 288.93 feet) along the Southerly Right-of-Way of Seminary Street to an iron pipe, the Point of Beginning;

Thence South 02° 32' 21" East, 92.14 feet (previously described as South 02° 04' 20" East, 94.09 feet) to an iron pipe;

Thence North 87° 05' 47" East, 145.47 feet (previously described as North 87° 13' 37" East, 144.94 feet) to an iron pipe;

Thence North, 99.68 feet (previously described as North 00° 05' 38" East, 99.87 feet) to an iron pipe;

Thence South 84° 15' 54" West, 150.12 feet (previously described as South 85° 02' 50" West, 148.09 feet) to the Point of Beginning.

4. We have examined the records of the Circuit Court, County Treasurer, and Register of Deeds in the county in which the real estate described in No. 3 above is located, for the time period set out in No. 6 below and report the following:
 - A. Deeds, land contracts, sale agreements, judgments, orders, final decrees, options, rights of refusal and first purchase, leases, and other documents purporting to transfer a non-lien interest:
 - I. A Warranty Deed from Richland County Association for Retarded Citizens, Inc., formerly known as Richland County Association for Retarded Children, Inc. to Southwestern Wisconsin Community Action Program, Inc. in an instrument dated February 23, 2007 and recorded in the Office of the Register of Deeds for Richland County, Wisconsin on February 23, 2007 at 03:30 PM, Vol. 496 of Records, Page(s) 345, Document No. 277723. (copy attached)

161 N Central Ave, PO BOX 469, Richland Center, WI 53581
Voice: (608)647-7900 • FAX: (608)647-7977 •

- II. Easement granted by Southwestern Wisconsin Community Action Program, Inc., to Richland Center Association for Retarded Citizens, Inc. by an instrument dated February 23, 2007 and recorded in the Office of the Register of Deeds for Richland County, Wisconsin on February 23, 2007 at 03:30 PM , Vol. 496 of Records, Page(s) 348-352, Document No. 277725.(copy attached)
- III. Easement granted by Southwestern Wisconsin Community Action Program, Inc. to Pine River Investment Company, LLC a/k/a Pine River Investments, LLC. by an instrument dated March 23, 2009 and recorded in the Office of the Register of Deeds for Richland County, Wisconsin on March 24, 2009 at 08:30 AM , Vol. 534 of Records, Page(s) 546-552, Document No. 286545.(copy attached)
- IV. A Quit Claim Deed from Southwestern Wisconsin Community Action Program, Inc. to City of Richland Center in an instrument dated August 27, 2025 and recorded in the Office of the Register of Deeds for Richland County, Wisconsin on August 29, 2025 at 04:01 PM, Document No. 342338.(copy attached)

B. Mortgages and other voluntary liens:

- I. Mortgage executed by Southwestern Wisconsin Community Action Program, Inc. to The City of Richland Center in the originally stated amount of \$75,000.00, dated February 23, 2007 and recorded in the Office of the Register of Deeds for Richland County, Wisconsin on February 23, 2007 at 3:30 PM , Vol. 496 of Records, Page(s) 346-347, Document No. 277724
- II. Mortgage executed by Southwestern Wisconsin Community Action Program, Inc. to NHS of Richland County, Inc. in the originally stated amount of \$14,000.00, dated March 27, 2007 and recorded in the Office of the Register of Deeds for Richland County, Wisconsin on April 1, 2007 at 08:30 AM , Vol. 498 of Records, Page(s) 598-599, Document No. 278264.

C. Involuntary liens (e.g. docketed judgments, construction, state and federal tax, old age assistance, and child support liens):

None

D. Other matters of interest (e.g. lis pendens, recorded or filed in any of the three Richland County offices listed above, restraining orders and injunctions):

None

**E. Real Estate Taxes: 2025 Real Estate Taxes are: Paid
Real Estate Tax Summary attached. Yes**

161 N Central Ave, PO BOX 469, Richland Center, WI 53581
Voice: (608)647-7900 • FAX: (608)647-7977 •

5. This search has been made for the following names: Southwest Wisconsin Community Action Program, Inc., City of Richland Center
6. This search has been made for the period from February 23, 2007 at 03:30 PM to August 17, 2026 at 08:00 AM
7. DISCLAIMER. This search has been limited as set forth above. This report does not represent a detailed examination of title to the premises described in No. 3, and no opinion as to title to said premises is expressed or intended. We have not searched behind the matters set out above, and express no opinion as to their validity. Each document contains terms and provisions not set out at length herein.
 - A. No search has been made for chattel mortgages or uniform commercial code financing statements except for those filed also in the real estate records. Bankruptcy proceedings have not been checked.
 - B. A title insurance policy or an attorney's opinion based on an abstract produced according to local bar association standards must be obtained to determine merchantable title.
 - C. The information contained herein should not be used for due diligence inquiry under CERCLA or other federal or state environmental legislation.
 - D. This report is for informational purposes only. It is not intended to be and should not be used as a substitute for a title insurance commitment or policy. It is not to be used as a "search" in order to produce a title insurance commitment or policy by another title insurance company or agent. If this report is used as the basis for the production of a policy of title insurance, the title company or agent ordering the report or relying upon it does so at their own risk. If the full protection of a title insurance commitment or policy is required, please contact us and we will issue a title insurance commitment and charge a fee pursuant to rates filed with the office of the commissioner of insurance which correspond to liability assumed.
 - E. The liability of TitleWorks, LLC under this report shall not exceed \$1,500.00 or the actual loss of the applicant, whichever is less.

Dated this 20th day of August, 2026.

TitleWorks, LLC

By: 
Mark Crary

161 N Central Ave, PO BOX 469, Richland Center, WI 53581
Voice: (608)647-7900 • FAX: (608)647-7977 •

277723

WARRANTY DEED

Document Number

VOL 496 PAGE 345

This Deed, made between **Richland County Association for Retarded Citizens, Inc., formerly known as Richland County Association for Retarded Children, Inc.**

Grantor, and **Southwestern Wisconsin Community Action Program, Inc.**

Grantee.

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

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Town Ten (10) North, Range One (1) East, City of Richland Center, Richland County, Wisconsin bounded and described as follows:

Commencing at the Northwest Corner of Lot 4, Cairns' Addition to the City of Richland Center;

Thence North 84° 59' 51" East, 288.36 feet (previously described as North 85° 02' 50" East, 288.93 feet) along the Southerly Right-of-Way of Seminary Street to an iron pipe; the Point of Beginning;

Thence South 02° 32' 21" East, 92.14 feet (previously described as South 02° 04' 20" East, 94.09 feet) to an iron pipe;

Thence North 87° 05' 47" East, 145.47 feet (previously described as North 87° 13' 37" East, 144.94 feet) to an iron pipe;

Thence North 99.68 feet (previously described as North 00° 05' 38" East, 99.87 feet) to an iron pipe;

Thence South 84° 15' 54" West, 150.12 feet (previously described as South 85° 02' 50" West, 148.09 feet) to the Point of Beginning.

RECORDED

AT 3:30 O'CLOCK P. M.

FEB 23 2007

VOL 496 OF RECORDS PAGE 345

REGISTER OF DEEDS

RICHLAND COUNTY, WISCONSIN

BY *James J. Robb*

Recording Area

Name and Return Address

Robb Law Office
PO Box 635
Richland Center, WI 53581

276-2012-1000

Parcel Identification Number (PIN)

This is not homestead property.

(is) (is not)

(is) (is not) to an iron pipe;

(is) (is not) to an iron pipe;

(is) (is not) to an iron pipe;

(is) (is not) to the Point of Beginning.

EXCLUSION

W-4

EXEMPT

TRANSFER

\$225.00

FEE

Exceptions to warranties: Municipal and zoning ordinances and agreements entered under them; Recorded easements for the distribution of utility and municipal services; Recorded building and use restrictions and covenants; General taxes levied in the year of closing

Dated this 23rd day of February, 2007.

Richland County Association for Retarded Citizens,
Inc. By:

Judith C. Andresen
Judith C. Andresen, President

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____,

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Atty. James J. Robb

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)

Richland County.) ss.

Personally came before me this 23rd day of
February, 2007 the above named
Judith C. Andresen, President of Richland County
Association for Retarded Citizens, Inc.,

to me known to be the person(s) who executed the foregoing
instrument and acknowledge the same.

James J. Robb
James J. Robb

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: _____.)

*Names of persons signing in any capacity should be typed or printed below their signatures

277725
Document Number

EASEMENT AGREEMENT

VOL 496 PAGE 348

RECORDED
AT 3:30 O'CLOCK P.M.

FEB 23 2007

VOL 496 OF RECORDS PAGE 348-352

REGISTER OF DEEDS
RICHLAND COUNTY, WISCONSIN

BY

Recording Area

Name and Return Address

ROBB LAW OFFICE
PO BOX 635
RICHLAND CENTER, WI 53581

276-2012-1000

Parcel Identification Number (PIN)

EASEMENT AGREEMENT

This Easement Agreement is between Southwestern Wisconsin Community Action Program, Inc. (hereafter "Grantor") and Richland Center Association for Retarded Citizens, Inc. (hereafter "Grantee").

RECITALS

- A. Grantor is the owner of certain real property located in Richland County, Wisconsin, described as set forth on Addendum A (hereafter "SWCAP property"), which is attached hereto and incorporated herein by reference.
- B. Grantee is the owner of certain real property located in Richland County, Wisconsin, described as set forth on Addendum B (hereafter "ARC property"), which is attached hereto and incorporated herein by reference.
- C. Grantor and Grantee agree that there is a paved driveway currently on the west sixteen (16) feet of the SWCAP property. The west sixteen (16) feet of the SWCAP property shall hereafter be referred to as the "Easement Property."
- D. Grantor is willing to create an Easement over the Easement Property to enable Grantee, owner of the land described on Addendum B, to use the Easement under the terms of this agreement.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Southwestern Wisconsin Community Action Program, Inc., as owner of the land as described on Addendum A, grants a non-exclusive perpetual easement and right of way to Richland County Association for Retarded Citizens, Inc. over the west sixteen (16) feet of the SWCAP property ("Easement Property") for ingress and egress to and from the land described on Addendum B.

2. The easement granted at number 1 above may be used by the record title holder of the land described on Addendum B as well as their agents, contractors, subcontractors, invitees, or employees.

3. Grantors shall take no action to prevent Grantees or their successors as the owners of the lands described on Addendum B from using the Easement Property for purposes of ingress and egress.

4. All the terms and conditions in this agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inhere to the benefit of, and be enforceable by Grantors and Grantees and their respective successors and assigns.

5. This agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

6. Nothing in this agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this agreement to the general public or for any public purpose whatsoever. Grantors and Grantees agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the easement.

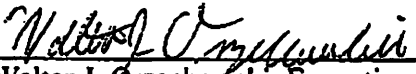
7. All costs of routine maintenance and repair of the Easement Property shall be shared equally by the Grantor and Grantee. Routine maintenance and repair is intended to include but not be limited to snow removal and resurfacing.

8. The Grantee agrees to maintain an insurance policy for its use of the Easement Property to insure against injury to property, person, or loss of life arising out of Grantee's use of the Easement Property.

9. The Grantor and Grantee shall have equal rights of ingress and egress over the Easement Property and shall take no action to prevent the other party's enjoyment of such rights.

GRANTOR

Dated this 23rd day of February, 2007


Walter J. Orzechowski, Executive Director
Southwestern Wisconsin Community Action Program, Inc.

Acknowledgment:

State of Wisconsin)
)ss.
County of Richland)

Personally came before me this 23rd day of February, 2007 the above named Walter J. Orzechowski as Executive Director of Southwestern Wisconsin Community Action Program, Inc. to me known to be the person who executed this forgoing instrument and acknowledged the same.


Matthew T. Angel
Notary Public, Richland County, Wisconsin
My commission is permanent

GRANTEE

Dated this 23rd day of February, 2007

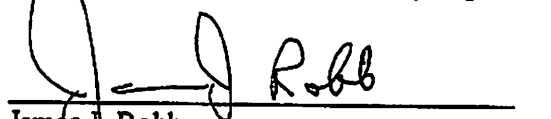


By: Judith C. Andresen, President
Richland County Association for Retarded Citizens, Inc.

Acknowledgment:

State of Wisconsin)
)ss.
County of Richland)

Personally came before me this 23rd day of February, 2007 the above named Judith C. Andresen, President, Richland County Association for Retarded Citizens, Inc. to me known to be the person who executed this forgoing instrument and acknowledged the same.


James J. Robb
Notary Public, Richland County, Wisconsin
My commission is permanent



This Instrument Was Drafted By:
Attorney Matthew T. Angel, Angel & Angel, S.C., Dodgeville, WI

ADDENDUM A

LANDS OWNED BY SOUTHWEST WISCONSIN COMMUNITY ACTION PROGRAM, INC.

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Town Ten (10) North, Range One (1) East, City of Richland Center, Richland County, Wisconsin bounded and described as follows:

Commencing at the Northwest Corner of Lot 4, Cairns' Addition to the City of Richland Center;

Thence North 84° 59' 51" East, 288.36 feet (previously described as North 85° 02' 50" East, 288.93 feet) along the Southerly Right-of-Way of Seminary Street to an iron pipe, the Point of Beginning;

Thence South 02° 32' 21" East, 92.14 feet (previously described as South 02° 04' 20" East, 94.09 feet) to an iron pipe;

Thence North 87° 05' 47" East, 145.47 feet (previously described as North 87° 13' 37" East, 144.94 feet) to an iron pipe;

Thence North, 99.68 feet (previously described as North 00° 05' 38" East, 99.87 feet) to an iron pipe;

Thence South 84° 15' 54" West, 150.12 feet (previously described as South 85° 02' 50" West, 148.09 feet) to the Point of Beginning.

ADDENDUM B

LANDS OWNED BY RICHLAND COUNTY ASSOCIATION FOR RETARDED CITIZENS, INC.

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Ten (10) North, Range One (1) East, Richland County, Wisconsin, described as follows:

Commencing at the Northwest Corner of Lot 4 of Cairns Addition, a recorded subdivision;

Thence North 85° 02' 50" East, along the South Line of Seminary Street, 288.93 feet;

Thence South 02° 04' 20" East, 94.09 feet to the Place of Beginning of the parcel hereinafter described;

Thence continuing, South 02° 04' 20" East, 93.70 feet;

Thence North 86° 34' 49" East, 141.48 feet to a Point on the Westerly right-of-way limit of Stewart Street;

Thence North 00° 05' 38" East, along said Westerly right-of-way limit, 92.21 feet;

Thence South 87° 13' 37" West, 144.94 feet to the Place of Beginning.

286545

EASEMENT AGREEMENT

Document Number

VOL 534 PAGE 546

RECORDED
AT 8:30 O'CLOCK a. M

MAR 24 2009

VOL 534 OF Records PAGE 546-552
REGISTER OF DEEDS
RICHLAND COUNTY, WISCONSIN
BY Matthew T. Angel

Recording Area #2317 Pgs.

Name and Return Address

Attorney Matthew T. Angel
110 W. Fountain Street
Dodgeville, WI 53533

276-2012-1000

Parcel Identification Number (PIN)

Document Drafted by:
Attorney Matthew T. Angel
Angel & Angel, S.C.
110 W. Fountain Street
Dodgeville, WI 53533
(608)-935-2338
Attorney for SWCAP, Inc.

EASEMENT AGREEMENT

This Easement Agreement is between Southwestern Wisconsin Community Action Program, Inc. (hereafter "Grantor") and Pine River Investment Company, LLC a/k/a Pine River Investments, LLC (hereafter "Grantee").

RECITALS

- A. Grantor is the owner of certain real property located in Richland County, Wisconsin, described as set forth on **Addendum A** (hereafter "SWCAP property"), which is attached hereto and incorporated herein by reference.
- B. ~~Grantee is the owner of certain real property located in Richland County, Wisconsin, described as set forth on **Addendum B** (hereafter "Pine River property"), which is attached hereto and incorporated herein by reference.~~
- C. ~~Grantor and Grantee agree that there is a paved driveway currently on the west sixteen (16) feet of the SWCAP property. The west sixteen (16) feet of the SWCAP property shall hereafter be referred to as the "Easement Property."~~
- D. ~~Grantor is willing to create an Easement over the Easement Property to enable Grantee, owner of the land described on **Addendum B**, to use the Easement under the terms of this Agreement.~~

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Southwestern Wisconsin Community Action Program, Inc., as owner of the land as described on **Addendum A**, grants a non-exclusive perpetual easement and right of way to Pine River Investment Company, LLC a/k/a Pine River Investments, LLC over the west sixteen (16) feet of the SWCAP property ("Easement Property") for ingress and egress to and from the land described on **Addendum B**.

2. The easement granted at number 1 above may be used by the record title holder of the land described on **Addendum B** as well as their agents, contractors, subcontractors, invitees, or employees.

3. All the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Grantors and Grantees and their respective successors and assigns.

4. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

5. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this Agreement to the general public or for any public purpose whatsoever. Grantors and Grantees agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the easement.

6. All costs of routine maintenance and repair of the Easement Property shall be shared equally by the Grantor and Grantee. Grantee agrees to promptly pay its share of the expenses of such maintenance and repair incurred by Grantor within thirty (30) days of billing for the expenses. If Grantee does not promptly pay its share, Grantor may pay the full cost and then have an immediate right to reimbursement from Grantee together with interest at the rate of 12% per year on the unpaid amount and all reasonable attorneys' fees and other collection costs incurred by Grantor. Repairs and maintenance shall be performed at such times and in such a manner as are determined by Grantor in Grantor's sole discretion. Routine maintenance and repair is intended to include but not be limited to patching and resurfacing the driveway. The repair costs for any damage to the Easement Property, excluding normal wear and tear, shall be paid entirely by the party causing the damage.

7. As part of the consideration for the granting of the easement, Grantee agrees to either pay for or personally provide all snow removal and salting for the driveway located on the Easement Property and such snow removal and salting shall be performed in accordance with the standards of snow removal contractors doing business in Richland Center, Wisconsin. If Grantee fails to comply with this paragraph, Grantor may hire a contractor to perform the work and Grantor may bill Grantee for the full amount of the cost. Grantee agrees to promptly pay any bill incurred by Grantor within thirty (30) days of the date of the bill. If Grantee does not promptly pay its share, Grantor may pay the full cost and then have an immediate right to reimbursement from Grantee together with interest at the rate of 12% per year on the unpaid amount and all reasonable attorneys' fees and other collection costs incurred by Grantor. Grantee's obligation under this paragraph may only be terminated by a written document signed by Grantor.

8. The Grantee shall not place any gates, signs, fences or other objects on the Easement Property.

9. The Grantee agrees to maintain an insurance policy for its use of the Easement Property to insure against injury to property, person, or loss of life arising out of Grantee's use of the Easement Property.

10. The Grantor and Grantee shall have equal rights of ingress and egress over the Easement Property and shall take no action to prevent the other party's enjoyment of such rights.

11. Grantee shall indemnify and defend Grantor and its officers, agents, and employees from all liability suits, actions, claims, costs, damages and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons or property on

account of or arising out of the use of the Easement Property by Grantee or its agents, contractors, subcontractors, invitees, or employees.

12. All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at the party's last known address. The sending party may use the address to which the other party's property tax bills are sent.

13. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

14. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief.

15. Gregory L. Schneider certifies that he is the sole member of Pine River Investment Company, LLC a/k/a Pine River Investments, LLC. and is duly authorized to enter this Easement Agreement and to bind Grantee to all terms contained herein.

16. Grantor makes no warranty as to title. This Easement Property is subject to all existing liens and encumbrances.

17. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

18. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Richland County, Wisconsin. The parties further agree that all prior agreements affecting the Easement Property, whether oral or written, are hereby terminated.

GRANTOR

Dated this 23rd day of March, 2009

Walter J. Orzechowski
Walter J. Orzechowski, Executive Director
Southwestern Wisconsin Community Action Program, Inc.

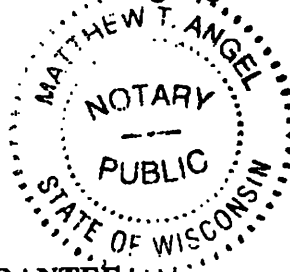
Acknowledgment:

State of Wisconsin)
)ss.
County of Iowa)

Personally came before me this 23rd day of March, 2009 the above named Walter J. Orzechowski as Executive Director of Southwestern Wisconsin Community Action Program, Inc. to me known to be the person who executed this forgoing instrument and acknowledged the same.

Matthew T. Angel
Matthew T. Angel
Notary Public, Richland County, Wisconsin
My commission is permanent

GRANTEE



Dated this 23rd day of March, 2009

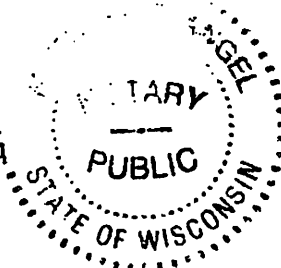
Gregory L. Schneider
By: Gregory L. Schneider, Sole Member
Pine River Investment Company, LLC a/k/a Pine River Investments, LLC.

Acknowledgment:

State of Wisconsin)
)ss.
County of Iowa)

Personally came before me this 23rd day of March, 2009 the above named Gregory L. Schneider, Sole Member, Pine River Investment Company, LLC a/k/a Pine River Investments, LLC. to me known to be the person who executed this forgoing instrument and acknowledged the same.

Matthew T. Angel
Matthew T. Angel
Notary Public, Richland County, Wisconsin
My commission is permanent



ADDENDUM A

LANDS OWNED BY SOUTHWESTERN WISCONSIN COMMUNITY ACTION PROGRAM, INC.

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Town Ten (10) North, Range One (1) East, City of Richland Center, Richland County, Wisconsin bounded and described as follows:

Commencing at the Northwest Corner of Lot 4, Cairns' Addition to the City of Richland Center;

Thence North $84^{\circ} 59' 51''$ East, 288.36 feet (previously described as North $85^{\circ} 02' 50''$ East, 288.93 feet) along the Southerly Right-of-Way of Seminary Street to an iron pipe, the Point of Beginning;

Thence South $02^{\circ} 32' 21''$ East, 92.14 feet (previously described as South $02^{\circ} 04' 20''$ East, 94.09 feet) to an iron pipe;

Thence North $87^{\circ} 05' 47''$ East, 145.47 feet (previously described as North $87^{\circ} 13' 37''$ East, 144.94 feet) to an iron pipe;

Thence North, 99.68 feet (previously described as North $00^{\circ} 05' 38''$ East, 99.87 feet) to an iron pipe;

Thence South $84^{\circ} 15' 54''$ West, 150.12 feet (previously described as South $85^{\circ} 02' 50''$ West, 148.09 feet) to the Point of Beginning.

ADDENDUM B
LANDS OWNED BY PINE RIVER INVESTMENTS, LLC

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Ten (10) North, Range One (1) East, Richland County, Wisconsin, described as follows:

Commencing at the Northwest Corner of Lot 4 of Cairns Addition, a recorded subdivision;

Thence North $85^{\circ} 02' 50''$ East, along the South Line of Seminary Street, 288.93 feet;

Thence South $02^{\circ} 04' 20''$ East, 94.09 feet to the Place of Beginning of the parcel hereinafter described;

Thence continuing, South $02^{\circ} 04' 20''$ East, 93.70 feet;

Thence North $86^{\circ} 34' 49''$ East, 141.48 feet to a Point on the Westerly right-of-way limit of Stewart Street;

Thence North $00^{\circ} 05' 38''$ East, along said Westerly right-of-way limit, 92.21 feet;

Thence South $87^{\circ} 13' 37''$ West, 144.94 feet to the Place of Beginning.

QUIT CLAIM DEED

342338
08/29/2025 04:01 PM
DEBORAH J. MCCOY
RICHLAND COUNTY, WI
RECORDING FEE: 30.00
TRANSFER FEE: 0.00
EXEMPT#: 77.25 2G
PAGES: 4

After Recording return to:

City of Richland Center
450 South Main Street
Richland Center, WI 53581
Attention: Ashley Oliphant

After Recording return to:

City of Richland Center
450 South Main Street
Richland Center, WI 53581
Attention: Ashley Oliphant

276-2012-0900
Parcel ID Number

276-2012-0900
Parcel ID Number

This instrument was drafted by:

Jeffrey J. Femrite
Scholz Nonprofit Law, LLC
612 West Main Street, Suite 301
Madison, WI 53703

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (this "Deed") is made this 27th day of August, 2025, by **SOUTHWESTERN WISCONSIN COMMUNITY ACTION PROGRAM, INC.**, a Wisconsin nonstock corporation, with an address of 201 South Iowa Street, Dodgeville, WI 53533 ("Grantor") to **CITY OF RICHLAND CENTER**, a Wisconsin municipal corporation, with an address of 450 South Main Street, Richland Center, WI 53581 ("Grantee").

RECITALS

A. Grantor owns certain real property that is located in the City of Richland Center, Richland County, Wisconsin and is legally described on Exhibit A, attached to and made a part of this Deed (the "Property").

B. Grantor desires to convey the Property to Grantee.

CONVEYANCE

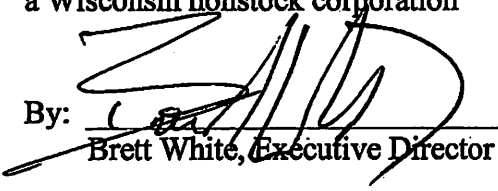
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee, and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the Property, together with any and all rights, privileges, and appurtenances related thereto.

Grantor makes no warranties. This conveyance is made by quit claim deed, without warranties or representations of title or condition, express or implied.

[Signature and Acknowledgement on Following Page]

IN WITNESS WHEREOF, this Deed has been executed to be effective as of the 27th day of August, 2025.

SOUTHWESTERN WISCONSIN COMMUNITY ACTION PROGRAM, INC.,
a Wisconsin nonstock corporation

By: 
Brett White, Executive Director

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF IOWA)

Personally, came before me this ____ day of August, 2025, the above-named Brett White, to me known to be the person who executed the foregoing instrument and acknowledged the same.



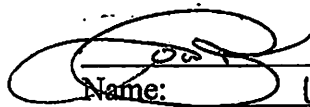

Name: Lori M. Olson Pink
Notary Public, State of Wisconsin
My Commission expires on: JAN. 2, 2029

EXHIBIT A
Legal Description

All that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty (20), Town Ten (10) North, Range One (1) East, City of Richland Center, Richland County, Wisconsin bounded and described as follows:

Commencing at the Northwest Corner of Lot 4, Cairns' Addition to the City of Richland Center;

Thence North 84° 59' 51" East, 288.36 feet (previously described as North 85° 02' 50" East, 288.93 feet) along the Southerly Right-of-Way of Seminary Street to an iron pipe, the Point of Beginning;

Thence South 02° 32' 21" East, 92.14 feet (previously described as South 02° 04' 20" East, 94.09 feet) to an iron pipe;

Thence North 87° 05' 47" East, 145.47 feet (previously described as North 87° 13' 37" East, 144.94 feet) to an iron pipe;

Thence North, 99.68 feet (previously described as North 00° 05' 38" East, 99.87 feet) to an iron pipe;

Thence South 84° 15' 54" West, 150.12 feet (previously described as South 85° 02' 50" West, 148.09 feet) to the Point of Beginning.

For Informational Purposes Only:

Address of Property: 929 West Seminary Street, Richland Center, WI 53591
Parcel ID Number: 276-2012-0900



2025 Real Estate Tax Summary

08/19/2026 12:04 PM

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Parcel #: 276-2012-0900 276 - CITY OF RICHLAND CENTER
Alt. Parcel #: 5227620120900 RICHLAND COUNTY, WISCONSIN

Tax Address:
RICHLAND CENTER CITY OF
450 S MAIN ST
RICHLAND CENTER WI 53581

Owner(s): O = Current Owner, C = Current Co-Owner
O - RICHLAND CENTER CITY OF

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	4851	RICHLAND SCHOOL DISTRICT
SP	0011	RICHLAND FIRE DISTRICT
SP	0300	SOUTHWEST WIS TECH COLL
SP	8020	PARFREY MILL POND DIST

Property Address(es): * = Primary
* 929 W SEMINARY ST

Abbreviated Description: Acres: 0.330
(See recorded documents for a complete legal description.)
NW 1/4 NE 1/4.... COM NW CORNER OF LOT
4, CAIRNS ADD, N84D59'51"E288.36' TO
BEG, S2D32'21"92.14' N87D5'47"E145.47'
N99.68' S84D15'54"150.12'

Parcel History:

Date	Doc #	Vol/Page	Type
08/29/2025	342338		QCD
02/23/2007	277723	496/345	WD

Plat: * = Primary
* N/A-N/A

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
20-10N-01E

Tax Bill #:		Net Mill Rate	0.017527280	Installments		
		Gross Tax	0.00			Total
		School Credit	0.00			
Land Value	0	Total	0.00	1	01/31/2026	0.00
Improve Value	0	First Dollar Credit	0.00	2	07/31/2026	0.00
Total Value	0	Lottery Credit	0.00			
Ratio	0.9995	0 Claims	0.00			
Fair Mrkt Value	0	Net Tax	0.00			

	Amt Due	Amt Paid	Balance
Net Tax	0.00	0.00	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
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Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax