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Tx: 4052679

STATE BAR OF WISCONSIN FORM 1-2003  
WARRANTY DEED

Document Number

**457390**  
Rose Ottum, Register  
OFFICE OF REGISTER OF DEEDS  
Trempealeau County, WI  
Recd for Record  
10/25/2019 12:04 PM  
PAGES: 2  
EXEMPT #  
TRANSFER FEE:  
975.00

THIS DEED, made between KAREN L. SIMS F/K/A KAREN L. HECKEL AND F/K/A KAREN HECKEL-SIMS ("Grantor", whether one or more)

and ~~MAN~~ SHABANI ("Grantee", whether one or more).

*AR*  
AHMED R.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in TREMPLEALEAU County, State of Wisconsin (the "Property"):

SEE ATTACHED EXHIBIT A

Recording Area

Name and Return Address:

MAN SHABANI

5105 Ridge View Rd.

Ossau WI 54958

\$ 30.0000

265-00791-0000

Parcel Identification Number (PIN)

This IS NOT homestead property.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recorded building and use restriction and covenants, general taxes levied in 2019.

Dated this 18<sup>th</sup> day of October, 2019.

*Karen L. Sims*  
KAREN L. SIMS F/K/A KAREN L. HECKEL  
F/K/A KAREN HECKEL-SIMS

MISTY L. MARTIN  
NOTARY PUBLIC  
GUILFORD COUNTY, NC  
Commission Expires Oct. 18, 2022

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

Sam R. Vinopal

Attorney at Law

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

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

ACKNOWLEDGMENT

North Carolina  
STATE OF WISCONSIN )  
Guilford COUNTY ) ss.

Personally came before me this 18<sup>th</sup> day of October, 2019 the above named KAREN L. SIMS F/K/A KAREN L. HECKEL F/K/A KAREN HECKEL-SIMS to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

*Misty L. Martin*  
Misty L. Martin

Notary Public, State of Wisconsin North Carolina

My Commission is permanent (If not, state expiration date: 10/18/2022)

## EXHIBIT A

### PARCEL A:

Lot 3 of Certified Survey Map as recorded in Volume 13 of Certified Survey Maps on Page 12 as Document #456649; being a part of the SW1/4 of the NW1/4 of Section 11, Township 24 North, Range 7 West, City of Osseo, Trempealeau County, Wisconsin.

### PARCEL B:

A perpetual 50' wide non-exclusive easement for ingress and egress over the following described property: A parcel of land located in the SW1/4 of the NW1/4 of Section 11, Township 24 North, Range 7 West, City of Osseo, Trempealeau County, Wisconsin, being further described as follows: Commencing at the NW corner of Section 11, Township 24 North, Range 7 West; thence South  $0^{\circ}56'30''$  West 1324.60 feet; thence South  $89^{\circ}07'$  East along the centerline of US Highway 10 as proposed December 19, 1963, 941.85 feet; thence South  $27^{\circ}53'$  West 78.65 feet; thence East along the South right of way line of Highway 10 a distance of 150 feet to the point of beginning; thence South perpendicular to the right of way line of Highway 10 a distance of 50 feet; thence East parallel to the right of way line approximately 200 feet to the West right of way Town Road; thence North along Town Road a distance of 50 feet to the South right of way Highway 10; thence West along right of way of Highway 10 to point of beginning, granted in Easement recorded 4/18/1969 in Volume 166 of Records, Page 215 as Document #190502.

REGISTER'S OFFICE  
Trempealeau County, Wis.

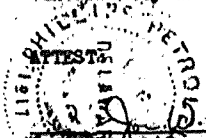
Received for Record 18th day of  
April A.D., 1968 at 8:30  
o'clock A.M. and recorded in Volume 166  
of Records on page 215  
Ernest L. Ferguson  
Register

190502  
EASEMENT

For and in the consideration of the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, Phillips Petroleum Company does hereby grant to Golden Rule Oil Company, its successors and assigns, a perpetual, 50' wide non-exclusive easement for ingress and egress over the following described property:

A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 11, Township 24 North, Range 7 West, Trempealeau County, Wisconsin, being further described as follows: Commencing at the Northwest (NW) corner of Section 11, Township 24 North, Range 7 West; thence South 0°56'30" West 1324.60 feet; thence South 89°07' East along the centerline of US Hwy. 10 as proposed December 19, 1963, 941.85 feet; thence South 27°53'00" West 78.65 feet; thence East along the South right of way line of Hwy. #10 a distance of 150.00 feet to the point of beginning; thence South perpendicular to the right of way line of Hwy. #10 a distance of 50.00 feet; thence East parallel to the right of way line approximately 200 feet to the West right of way of Town Road; thence North along Town Road a distance of 50 feet to the South right of way of Hwy. #10; thence West along right of way of Hwy. #10 to point of beginning.

It is mutually agreed that Phillips Petroleum Company, its agents, servants, employees, and business invitees, shall have the use of the above described easement concurrently with Golden Rule Oil Company.

ATTEST:  
  
Joseph W. Zeman  
Assistant Secretary

PHILLIPS PETROLEUM COMPANY

By C. M. Kittrell  
Vice President  
C. M. Kittrell

STATE OF OKLAHOMA )  
                                  )SS.  
COUNTY OF WASHINGTON)

On this 18th day of April, 1968, before me, a Notary Public within and for said county and state, personally appeared C. M. Kittrell and Joseph W. Zeman to me personally known, who, being each by me duly sworn, did say that they are respectively the Vice President and Assistant Secretary of Phillips Petroleum Company, the corporation named in the foregoing instrument, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said C. M. Kittrell and Joseph W. Zeman acknowledged said instrument to be the free act and deed of said corporation.

Dargard M. Beck  
Notary Public  
Washington County, Oklahoma

My commission expires:  
My commission expires January 15, 1970

This instrument prepared by Clayton LaGrone—Legal Department of Phillips Petroleum Company, Bartlesville, Okla

Leslye Kelly atty  
San Clave