



Nations Title Agency of Wisconsin, Inc.

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OWNERSHIP & ENCUMBRANCE REPORT

Date: July 1, 2024
Effective Date: June 26, 2024

Nations File: 24NW01035

Client: Sprinkman Real Estate
Contact Name:
Contact Email:
Contact Fax:

Lender: CCR
Loan #:
Loan Amount: \$0.00
Borrower(s): John N. Hallick, Jamie J. Hallick

Subject Property: 4524 Blue Mounds Trl, Black Earth, WI 53515-9742

LEGAL DESCRIPTION

Parcel A:

The West Half of the Northwest Quarter of the Northwest Quarter and the West Half of the Southwest Quarter of the Northwest Quarter and the West Half of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 10, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, EXCEPT that portion thereof utilized for public road purposes.

Tax Parcel Number: 060/0706-102-9200-0

Parcel B:

The East Half of the Northwest Quarter of the Northwest Quarter of Section 10, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin.

Tax Parcel Number: 060/0706-102-8502-0

Parcel C:

The East Half of the Southwest Quarter of the Northwest Quarter of Section 10, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, EXCEPT the West Half of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter.

Tax Parcel Number: 060/0706-102-9002-0

Parcel D:

That part of the South half of the Southwest Quarter of Section 3, Township 7 North, Range 6 East, in the Town of Vermont, Dane county, Wisconsin, described as follows: Commencing at a point on the Section line 396.0 feet (6 chains) East of the Southwest corner of said Section 3; thence North 64.5° East 528.0 feet (8 chains); thence North 80° East 376.20 feet (5 chains and 70 links); thence South 81.5° East, 217.80 feet (3 chains and 30 links); thence South 13° East 219.12 feet (3 chains and 32 links) to Section line; thence West 1089.0 feet (16 chains and 50 links) to the point of beginning, EXCEPT that part thereof located in the Southeast Quarter of the Southwest Quarter of Section 3, Township 7 North, Range 6 East.

Tax Parcel Number: 060/0706-033-9300-4

Parcel E:

A parcel of land located in the Southwest Quarter of Section 10, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter of Section 10; thence South 88°56'32" West, 1323.75 feet (recorded as North 86°34' West, 1321.5 feet) along the North line of the Southwest Quarter of Section 10; thence South 6°54'24" East, 325.41 feet (recorded as South 2°06' East 332.2 feet); thence South 44°28'10" East, 219.55 feet (recorded as South 40°09' East 219.5 feet); thence South 23°56'12" East 233.76 feet (recorded as South 19°31' East 234.3 feet); thence South 58°20'34" West 197.88 feet (recorded as South 62°37' West 198.0 feet); thence South 3°18'19" East, 634.55 feet (recorded as South 1°02' West 634.4 feet); thence South 13°19'34" East 567.99 feet (recorded as South 8°58' East 568.6 feet); thence South 51°03'22" East, 423.67 feet (recorded as South 46°43' East

423.1 feet); thence South 33°06'28" East 252.62 feet (recorded as South 46°43' East 423.1 feet); thence South 0°08'51" East, 87.00 feet (recorded as South 4°24' West 87.0 feet; thence South 79°40'05" East 100.85 feet (recorded as South 75°37' East 100.85 feet; thence North 85°32'17" East 216.82 feet (recorded as East 217.25 feet); thence North 20°43'35" West, 706.51 feet (recorded as North 16°32' West 707.2 feet); thence North 5°57'13" West 560.47 feet (recorded as North 1°28' West 561.2 feet); thence South 88°47'42" East, 555.65 feet (recorded as South 84°19' East 555.8 feet); thence North 0°15'40" East, 1367.46 feet (recorded as North 4°36' East 1372.1 feet) to the point of beginning.

Tax Parcel Number 060/0706-103-8000-4

Parcel F:

Non-Exclusive Easement for the benefit of Parcel E, created by instrument recorded September 23, 1964 as Document No. 1113359 for ingress and egress.

Parcel G:

All that part of the Northeast Quarter of Section 9, Township 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, lying Easterly and Southerly of the centerline of Town Road presently known as Blue Mounds Trail, EXCEPT the following described parcels:

1. Parcel recorded in Volume 348 of Records, page 540, as Document No. 1328884.
2. The East 1.5 Rods of that part lying in the Northeast Quarter of the Northeast Quarter of Section 9, Township 7 North, Range 6 East.
3. That part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 7 North, Range 6 East, described in Volume 139 of Records, page 7, as Document No. 1252238, and Volume 1538 of Records, page 32, as Document No. 1654123.
4. That part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 7 North, Range 6 East, described in Volume 21642 of records, page 74, as Document No. 2435847.
5. That part of the Northeast Quarter of Section 9, Township 7 North, Range 6 East, described in Volume 22271 of Records, Page 43, as Document No. 2453938.
6. All of Certified Survey Map No. 7143, recorded in Volume 36 of Certified Survey Maps, page 139-141, as Document No. 2482708.

Also,

The East 1.5 Rods of the Northeast Quarter of the Northeast Quarter lying South of Public Highway of Section 9, Township 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin.

Tax Parcel Numbers: 060/0706-091-9320-0; 060/0706-091-9601-0 and 060/0706-091-8270-3

Parcel G also described on Plat of Survey by Bowden Surveying, Ltd., Job No. 30099D as follows:

Parts of the Northeast, Southeast and Southwest Quarters of the Northeast 1/4 of Section 9, Town 7 North, Range 6 East, Vermont Township, Dane County, Wisconsin, more particularly described as: Commencing at the Southeast corner of the Northwest 1/4 of said Section 9; thence N 0°23'28"E along the East line thereof, 1324.51' to a #6 rebar at the Southeast corner of the Northeast 1/4 of the said Northeast 1/4; thence N 89°31'27"W, 1053.98' to a #6 rebar; thence S 38°02'53"W, 431.66' to a 1 1/4" pipe; thence S 0°19'41"W, 983.18' to a pyramidal sandstone; thence N 89°39'15"W, 564.20' to a 1" pipe; thence N 89°44'16"W, 121.39' to a railroad spike; thence N 74°49'09"E, 92.02' to a mag nail at the beginning of a 735.79' radius curve to the left; thence Northeasterly, 173.91' along the arc of said curve making a central angle of 13°32'33" and a long chord of 173.51' that bears N 68°02'52"E to a mag nail; N 61°16'36" E, 63.88' to a mag nail at the beginning of a 269.56' radius curve to the left; thence Northeasterly, 244.91' along the arc of said curve making a central angle of 52°03'18" and a long chord of 236.57' that bears N 35°14'57"E to a mag nail; thence N 9°13'18"E, 115.27' to a mag nail at the beginning of a 915.74' radius curve to the right; thence Northeasterly 207.14' along the arc of said curve making a central angle of 12°57'36" and a long chord of 206.70' that bears N 15°42'06"E to a mag nail; thence N 22°10'54"E, 83.46' to a mag nail at the beginning of a 1301.64' radius curve to the left; thence Northeasterly, 318.81' along the arc of said curve making a central angle of 14°00'41" and a long chord of 317.52' that bears N 15°10'33"E to a railroad spike; thence N 37°58'23"E through a 1 1/4" pipe, 477.33' to a #6 rebar; thence S 89°31'52"E, 1062.35' to a #6 rebar; thence N 0°22'15"E, 913.35' to a #6 rebar; thence continuing N 0°22'15"E, 53.06' to a railroad spike; thence Northeasterly, 61.91' along the arc of 200.00' radius curve to the left making a central angle of 17°44'10" and a long chord of 61.40' that bears N 24°07'58"E to a railroad spike on the East line of Section 9; thence S 0°23'28"W, 1089.00' to the point of beginning.

Parcel H:

Part of the North 1/2 of the Southwest 1/4 of Section 10, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, more fully described as follows: Beginning at the Northwest corner of the Southwest 1/4 of Section 10; thence South 0° 13' 08" West along the West line thereof, 894.00 feet to a #6 rebar; thence North 60° 02' 00" East, 349.82 to a #6 rebar on the West line of Certified Survey Map No. 4245; thence along the line of said Certified Survey North 12° 45' 00" East, 452.12 feet to a #5 rebar, thence North 89° 00' 10" East, 162.79 feet to a #5 rebar; thence South 72° 28' 20" East, 213.63 feet to a #5 rebar; thence North 83° 45' 10" East, 380.31 feet to a #6 rebar ;thence North 88° 47' 30" East, 91.68 feet to a #4 rebar; thence South 84° 25' 30" East, 125.63 to a 1" pipe as the last point on said Certified Survey Map; thence North 6° 08' 50" West, 327.87 feet to Cheney's 1" pipe as the Northeast corner of the Northwest 1/4 of the Southwest 1/4; thence South 89° 15' 06" West, 1325.58 feet to the point of beginning.

Tax Parcel Number: 060/0706-102-9200-0

Parcel I:

The East 1/2 of the Northwest 1/4 of Section 10, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, EXCEPT Certified Survey Map No. 13846 recorded in the Dane County Register of Deeds Office in Volume 92 of Certified Survey Maps, page 17, as Document No. 5109203.

The South 1/2 of the Southwest 1/4 of Section 3, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, EXCEPT the following described four parcels:

- 1) The West thirty (3) rods of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin.
- 2) That part thereof lying North of the center line Blue Mounds Trail.
- 3) That part thereof described in Land Contract recorded July 20, 1992 in Volume 19522 of Records, Page 24 as Document Number 2373918.
- 4) Certified Survey Map No. 13846 recorded in the Dane County Register of Deeds Office in Volume 92 of Certified Survey Maps, Page 17, as Document No. 5109203.

Tax Parcel Numbers: 060/0706-102-8001-0; 060/0706-9500-8 and 060/0706-033-9742-0

OWNERSHIP & ENCUMBRANCES

The following items reflect existing ownership, mortgages, deeds of trust, liens, encumbrances, Real Estate Taxes, and items of a general nature affecting the lands described herein.

1. Current Vesting: John N. Hallick and Jamie J. Hallick, husband and wife as to Parcels A, B,C, D, E, F., G, H.
John Hallick and Jamie Hallick, husband and wife as survivorship marital property as to Parcel I.

CONVEYANCES

2. CURRENT VESTING: John N. Hallick and Jamie J. Hallick, husband and wife as to Parcels A, B, C, D, E, F, G and H
Current Vesting: John Hallick and Jamie Hallick, husband and wife as survivorship marital property as to Parcel I
3. LAST CONVEYANCE DEED
Last Grantor: Robert K. Kopras and Rebecca A. Kopras, as trustees of the Robert K. Kopras Wisconsin Qualified Personal Residence Trust dated November 21, 2012; and Robert K. Kopras and Rebecca A. Kopras, as trustees of teh Rebecca A. Kopras Wisconsin Qualified Personal Residence Trust dated November 21, 2012
Last Grantee: John N. Hallick and Jamie J. Hallick, husband and wife
Instrument: Trustee's Deed
Dated: 03/25/2015
Recorded: 03/26/2015
Book: NA
Page: NA
Document: 5138270
4. LAST CONVEYANCE DEED
Last Grantor: Robert K. Kopras and Rebecca A. Kopras, as trustees of the Robert and Rebecca Kopras Joint Revocable Trust dated October 5, 1995, as amended or restated
Last Grantee: John N. Hallick and Jamie J. Hallick, husband and wife
Instrument: Trustee's Deed
Dated: 03/25/2015
Recorded: 03/26/2015
Book: NA
Page: NA
Document: 5138271
5. LAST CONVEYANCE DEED
Last Grantor: Steven J. Aeschlimann and Tricia L. Aeschlimann, as husband and wife
Last Grantee: John N. Hallick and Jamie J. Hallick, husband and wife
Instrument: Warranty Deed
Dated: 06/26/2015
Recorded: 07/01/2015

Book: NA
Page: NA
Document: 5164421

Corrective Instrument
Dated: 08/11/2015
Recorded: 09/18/2015
Book: NA
Page: NA

Document: 5184793 correcting an error in the legal description on Warranty Deed document: 5164421.

6. LAST CONVEYANCE DEED

Last Grantor: Joseph A. O'Connell and Keith D. O'Connell
Last Grantee: John Hallick and Jamie Hallick, husband and wife as survivorship marital property
Instrument: Warranty Deed
Dated: 1231/2018
Recorded: 01/03/2019
Book: NA
Page: NA
Document: 5463085

*****MORTGAGE(S)/DEEDS OF TRUST(S)*****

7. No open mortgages are found filed of record up to our effective date. If you are intending to pay off a mortgage and you have knowledge that one should be filed, please advise us immediately, with any additional information you could provide. We will then check the records again and see if the mortgage was mis-posted at the courthouse. We reserve the right to add additional information.

*****LIENS*****

8. None found of record.

*****MISCELLANEOUS*****

9. Mineral rights reservation as set forth on Warranty Deed

Dated: 03/23/1944
Recorded: 06/30/1944
Book: 449
Page: 10
Document: 689298

Notice of Claim to Mineral Rights

Dated: 08/31/1966
Recorded: 09/02/1966
Book: 450
Page: 398
Document: 1169233

Statement of Mineral Claim

Dated: 07/10/1986
Recorded: 08/01/1986
Book: 8553
Page: 2
Document: 1953842

Statement of Mineral Claim

Dated: 09/23/2005
Recorded: 10/10/2005
Book: NA
Page: NA
Document: 4118511

10. Non-Exclusive Easement as set forth in Warranty Deed

Dated: 08/06/1964
Recorded: 09/23/1964

Book: NA
Page: NA
Document: 1113359

11. Private Sewage System Maintenance Agreement
Dated: 03/31/1993
Recorded: 04/01/1993
Book: 22145
Page: 44
Document: 2450700
12. Driveway Encroachment as shown on Plat of Survey 2015-00648
Dated: 07/12/2015
Recorded: NA
Book: NA
Page: NA
Document: NA

*****TAXES*****

13. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$1,436,000.00
Amount: \$27,685.68
Tax ID #: 060/0706-102-9200-0
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$13,676.65, due 01/31/2024.
2nd installment in the amount of \$14,009.03, due 07/31/2024.

14. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$69,200.00
Amount: \$1,262.74
Tax ID #: 060/0706-102-8502-0
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$631.37, due 01/31/2024.
2nd installment in the amount of \$631.37, due 07/31/2024.

15. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$3,700.00
Amount: \$72.42
Tax ID #: 060/0706-102-9002-0
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$72.42, due 01/31/2024.
2nd installment in the amount of \$0.00, due 07/31/2024.

16. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$300.00
Amount: \$5.87
Tax ID #: 060/0706-033-9300-4
Status: paid in full

Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$5.87, due 01/31/2024.
2nd installment in the amount of \$0.00, due 07/31/2024.

17. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$13,000.00
Amount: \$254.48
Tax ID #: 060/0706-103-8000-4
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$127.24, due 01/31/2024.
2nd installment in the amount of \$127.24, due 07/31/2024.

18. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$11,500.00
Amount: \$225.10
Tax ID #: 060/0706-091-9320-0 this parcel includes the assessments for 060/0706-091-9601-0 and 060/0706-091-8270-3
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$112.55, due 01/31/2024.
2nd installment in the amount of \$112.55, due 07/31/2024.

19. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$0.00
Amount: \$0.00
Tax ID #: 060/0706-091-9601-0 this parcel is currently assessed with 060/0706-091-9320-0
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$0.00, due 01/31/2024.
2nd installment in the amount of \$0.00, due 07/31/2024.

20. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$0.00
Amount: \$0.00
Tax ID #: 060/0706-091-8270-3 this parcel is currently being taxed with parcel 060/0706-091-9320-0
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$0.00, due 01/31/2024.
2nd installment in the amount of \$0.00, due 07/31/2024.

21. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$16,500.00
Amount: \$322.98
Tax ID #: 060/0706-103-8501-0

Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$161.49, due 01/31/2024.
2nd installment in the amount of \$161.49, due 07/31/2024.

22. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$58,600.00
Amount: \$1,147.11
Tax ID #: 060/0706-102-8001-0
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$573.56, due 01/31/2024.
2nd installment in the amount of \$573.55, due 07/31/2024.

23. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$28,900.00
Amount: \$565.73
Tax ID #: 060/0706-102-9500-8
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$282.87, due 01/31/2024.
2nd installment in the amount of \$282.86, due 07/31/2024.

24. Taxes for 2023: SEMI ANNUAL
Assessed Value: \$17,200.00
Amount: \$336.70
Tax ID #: 060/0706-033-9742-0
Status: paid in full
Tax Due Date: 01/31/2024
Taxes Payable To: Town of Vermont Treasurer
Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.

NOTE: Option to pay taxes semi-annually.
1st installment in the amount of \$168.35, due 01/31/2024.
2nd installment in the amount of \$168.35, due 07/31/2024.

***** TERMS AND CONDITIONS *****

NATIONS TITLE AGENCY OF WISCONSIN, INC. WARRANTS TO ITS CUSTOMERS THAT THIS REPORT INFORMATION HAS BEEN ACCURATELY REPORTED FROM THE PUBLIC RECORDS AS OF DATE OF THIS REPORT. NO LIABILITY IS ASSUMED HEREUNDER FOR ANY COURT ORDERS OR LITIGATION PROCEEDINGS, INCLUDING, BUT LIMITING TO ANY AND ALL BANKRUPTCY OR INSOLVENCY PROCEEDINGS AGAINST THE OWNER WHICH WOULD EFFECT THIS TRANSACTION. NATIONS TITLE AGENCY OF WISCONSIN, INC.'S LIABILITY FOR INACCURACIES FOUND IN THIS REPORT SHALL BE LIMITED TO THE AMOUNT PAID FOR THIS REPORT. ANY LOAN AMOUNT LISTED ON THE PRECEDING PAGES IS NOT AN INSURED AMOUNT. PLEASE CONTACT YOUR NATIONS TITLE AGENCY OF WISCONSIN REPRESENTATIVE ABOUT PURCHASING AN ALTA TITLE INSURANCE POLICY.

IN ACCORDANCE WITH OUR AGREEMENT, THIS REPORT IS RELEASED WITH THE UNDERSTANDING THAT THE INFORMATION CONTAINED IN THIS REPORT IS CONFIDENTIAL. THIS REPORT CONTAINS INFORMATION FROM THE PUBLIC RECORDS ONLY AND IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE, TITLE GUARANTEE OR TITLE INSURANCE POLICY. NATIONS TITLE AGENCY OF WISCONSIN, INC. SUGGEST THAT YOU CONTACT YOUR ATTORNEY FOR MATTERS OF A LEGAL NATURE.

***** END OF REPORT *****

