

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Douglas County ("Grantor," whether one or more), and State of Wisconsin (Department of Natural Resources) ("Grantee," whether one or more).

Grantor, for the sum of \$322,000.00 Dollars and other good and valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Douglas County, State of Wisconsin ("Property") (if more space is needed, please attach addendum.)

Legal Description Attached at Exhibit 'A'.  
Notice of Grant Requirements attached at Exhibit 'A'.

DOCUMENT# 942975

Recorded on  
06-25-2024 at 2:56 PM  
TRACY A MIDDLETON  
REGISTER OF DEEDS  
DOUGLAS COUNTY, WI  
Fee Amount: \$30.00

FEE EXEMPT: 2  
Total Pages: 2

ELECTRONICALLY RECORDED DOCUMENT

Recording Area

Name and Return Address  
State of Wisconsin DNR  
Attn Closing Officer LF 6  
PO Box 7921  
Madison, WI 53707

CL0080058300

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

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 under them, recorded easements, recorded building and use restrictions and covenants, any matter that would be disclosed by a current ALTA survey of the property, and the general taxes in the year of closing.

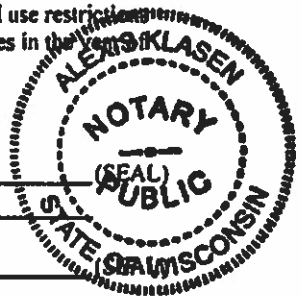
Dated 6/21/2024

Douglas County

(SEAL)

Kaci Jo Lundgren  
\* By: Kaci Jo Lundgren, Its: Clerk

(SEAL)



AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

STATE OF WISCONSIN )  
 ) ss.  
Douglas COUNTY )

Personally came before me on 6/21/2024,  
the above-named Kaci Jo Lundgren

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

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

\* Alex Klaseen  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 9/28/2026)

THIS INSTRUMENT DRAFTED BY:

State of Wisconsin (Department of Natural Resources)  
NF 30313 \*

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\* Type name below signatures

**Exhibit A**  
**Legal Description**  
**Reservations and Restrictions (if applicable)**  
**Deed**  
**From**  
**Douglas County**  
**to**  
**State of Wisconsin (Department of Natural Resources)**

**Legal Description:**

Government Lot Two (2), Section Twenty-two (22), Township Forty-nine (49) North, Range Eleven (11) West, Town of Cloverland, Douglas County, Wisconsin.

**Notice of Grant Requirements:**

The Grantee hereby acknowledges that the property conveyed by this document has been acquired with Federal assistance from the U.S. Environmental Protection Agency Great Lakes Restoration Initiative grant GL-00E03589. The purpose of the Federal Grant Agreement is to protect wildlife habitat and natural communities on the Grant Property to help sustain healthy populations of native species in the Lake Superior basin. The Grantee hereby confirms its obligations with regard to the Grant Property pursuant to the terms of the Federal Grant Agreement, including ensuring long-term conservation of the Grant Property in accordance with the Federal Grant Agreement and obtaining the consent of the U.S. Environmental Protection Agency prior to the conveyance or encumbrance of any interest in the Grant Property. The Sponsor hereby covenants and agrees not to transfer by any right, title of interest in the Grant Property without the prior written approval of the U.S. Environmental Protection Agency.



**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
 101 S. Webster Street, Box 7921, Madison WI 53707-7921

*Final Settlement Statement*

File No: NF 30313 \*

**Property:** Vacant Land on Becks Road  
 Parcel number CL-008-00583-00  
 Town of Cloverland, Douglas County, Wisconsin

Settlement Date: 6/26/2024

**Buyer:** State of Wisconsin Department of Natural Resources  
**Address:** PO Box 7921, Madison WI 53707  
**Seller:** Douglas County  
**Address:** 1313 Belknap Street, Superior, WI 54880

Buyer Credit	Buyer Debit	Charge/Description	Seller Credit	Seller Debit
		<b>Consideration:</b>		
\$322,000.00		Total Consideration		\$322,000.00
		<b>Prorations:</b>		
		City/Town Tax		
		<b>Title/Escrow Charges to:</b>		
\$1528.00		Owner's Policy to Northwest Land Title, Inc		
		State Transfer Tax to Register of Deeds		
\$32.75		Deed to Register of Deeds (\$30 to ROD / \$2.75 to Simplifile)		
	\$323,560.75	Cash (X From) ( To) Buyer		
		Cash (X To) ( From) Seller	\$322,000.00	
\$323,560.75	\$323,560.75	<b>Totals</b>	\$322,000.00	\$322,000.00

**BUYER(S):**

State of Wisconsin Department of Natural Resources

By: AUDREY F JOHNSON Closing Officer

**SELLER(S):** Douglas County

By: Kaci Jo Lundgren, Its: Clerk

GOWEY Abstract & Title Company, Inc.

Owner's Affidavit

State of Wisconsin,  
Douglas County )  
  )s.s.

File Number.: 242221

Being first duly sworn, the undersigned, on oath says and deposes:

- THAT He/She is the owner (Owner) of the property (Property) described in the aforementioned title commitment number, issued by **Gowey Abstract & Title Company Inc.**;
- THAT Construction Work: There has been no construction work done on the Property in the past six (6) months;
- THAT Tenants & Renters: There are no tenants or renters that occupy the property, or There are tenants, but all will have left or will leave as of closing;
- THAT Association Dues: There are no association dues or fees owed to any condominium or homeowner's association;
- THAT Broker Liens: No real estate broker is or will be entitled to a commission pertaining to the Property; or if entitled, the commission is being paid at closing;
- THAT Bankruptcy: Affiant/Titleholder is not currently in Bankruptcy;
- THAT Divorce: Affiant/Titleholder is not currently in Divorce Proceedings;
- THAT Child Support Liens: No lien for unpaid child support has been or is soon to be filed against Owner;
- THAT Special Assessments: There are no unpaid special assessments, liens or deferred charges for installations of water and sewer laterals, mains or service pipes, hook-up charges or fees, reserve capacity assessments, water capacity assessments, impact fees, interceptor fees, developer's agreement fees, or any other municipal charges or fees due and payable in connection with the development or improvement of the Property; and that there are no delinquent real estate taxes owed;
- THAT Adverse Interests: There are no liens, judgments, mortgages, taxes, pro-rations, payments due, exceptions, reservations, easements, restrictions, or other encumbrances affecting the Property, other than those listed in the title commitment and/or Closing Statement for this transaction

EXCEPT: \_\_\_\_\_

This affidavit is made and executed to persuade **Gowey Abstract & Title Company Inc.** to issue its policy or policies of title insurance. The undersigned agrees to indemnify said Gowey Abstract & Title Company Inc. and any title insurer it represents, against loss caused by inaccuracies or omissions in the above information, warranties, and representations.

Dated June 21, 2024

Kaci Lundgren, Douglas County Clerk  
Owner

\_\_\_\_\_  
Owner

Personally came before me on 6/21/2024, the above named Kaci Lundgren to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.



\* Alexis Klasek  
Notary Public, State of Wisconsin  
My Commission Expires: 9/28/2026