Document Number

Affidavit

938481

DOC # 938481
REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:
02/11/2021 03:41:02PM
PAGES: 11

LISA KRINTZ
REGISTER OF DEEDS
REC FEE: 30.00
Exempt #:

Record this document with the Register of Deeds

Name and Return Address:

Gregory J. Paradise
Mohs Widder Paradise LLC
20 North Carroll Street
Madison, WI 53703

See Exhibit "A"

(Parcel Identification Number)

Re: See Exhibit "A", attached hereto and incorporated herein by reference.

Gregory J. Paradise, being, being first duly sworn, does on oath depose and state as follows:

1. He is an attorney licensed to practice law in the State of Wisconsin and was the drafter of that certain Restated Declaration of Condominium of Condominiums on the Green dated January 20, 2021, recorded in the office of the Register of Deeds for Columbia County, Wisconsin on January 20, 2021 as Document No. 937637 (the "Declaration").

2. That the Declaration was the result of the merger of two condominium associations, the first being called Condominiums on the Green Condominium Association, Inc. ("Condo 1") and the second being called Condominium on the Green II Condominium Association, Inc. ("Condo 2"). The Unit Owners of Condo 1 and Condo 2 approved the merger by the requisite percentage votes of said Unit Owners as reported to the undersigned by the President of the merged Association and as evidenced by Exhibit "B", attached hereto and incorporated herein by reference. No written agreement of merger was entered into.

3. Attached hereto as Exhibit "C" and incorporated herein by reference is a true and correct copy of the Articles of Merger filed with the Wisconsin Department of Financial Institutions.

Dated this 6th day of February, 2021

Gregory J. Paradise

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 6th day of February, 2021, the above named Gregory J. Paradise to be known to be the person who executed the foregoing instrument and acknowledged the same.

Tanya R. Magee
Print Name: TANYA R. MAGEE
Notary Public, State of WI
My commission expires: 6/29/22

Document drafted by Gregory J. Paradise

EXHIBIT "A"

Legal Description of Land Subject to Declaration

Lots 1 and 2 Columbia County Certified Survey Map number 5917, being further located in part of the SE ¼ of the SE ¼ of section 13, W 10 N, R 12 E, City of Columbus, Columbia County, Wisconsin, now described as Units 508-1, 508-2, 508-3, 508-4, 512-1, 512-2, 512-3, 512-4, 516-1, 516-2, 516-3 and
516-4, Condominiums on the Green, and Units 476-1, 476-2, 480-1, 480-2, 484-1, 484-2, 488-1, 488-2, 496-1, 496-2, 500-1, 500-2, 504-1, and 504-2, Condominium on the Green II, all located in the City of Columbus, Columbia County, Wisconsin.

Pins

508-1	1002.5081
508-2	1002.5082
508-3	1002.5083
508-4	1002.5084
512-1	1002.5121
512-2	1002.5122
512-3	1002.5123
512-4	1002.5124
516-1	1002.5161
516-2	1002.5162
516-3	1002.5163
516-4	1002.5164
476-1	1520.01
476-2	1520.02
480-1	1520.03
480-2	1520.04
484-1	1520.10
484-2	1520.11
488-1	1520.12
488-2	1520.13
496-1	1520.14
496-2	1520.15
500-1	1520.05
500-2	1520.06
504-1	1520.07
504-2	1520.08

Exhibit "B"

Tally of Merger

Condominiums on the Green

NAME	ADDRESS	MORTGAGE HOLDER	AGREED TO MERGER
Bernard Vander Sanden Joy Vander Sanden	508 River Rd Unit 1 Columbus, WI 53925	Farmers & Merchants Bank Columbus, WI	YES
Carol Nickerson	508 River Rd Unit 2 Columbus, WI 53925	None	YES
Mike Geier Karen Geier	508 River Rd Unit 3 Columbus, WI 53925	Monona Bank	YES
Lynn Shepard	508 River Rd Unit 4 Columbus, WI 53925	Trust	YES
Catherine Ballweg	512 River Rd Unit 1 Columbus, WI 53925	None	YES
Susan Lien	512 River Rd Unit 2 Columbus, WI 53925	Trust	YES
Marla Edl	512 River Rd Unit 3 Columbus, WI 53925	One Community Bank	YES
Thales Blaso	512 River Rd Unit 4 Columbus, WI 53925	Flagstar Bank	NO
Janet Lucas	516 River Rd Unit 1 Columbus, WI 53925	None	YES
Diane Ballweg	516 River Rd Unit 2 Columbus, WI 53925	Farmers & Merchants Bank Columbus, WI	YES
Jasmine Kitts Johnathan Maynord	516 River Rd Unit 3 Columbus, WI 53925	Old National Bank	NO
Jo Ann Cunningham	516 River Rd Unit 4 Columbus, WI 53925	None	YES

10 agreed and 2 disagreed = 83.3% voted yes

Notes

Condominiums on the Green II

NAME	ADDRESS	MORTGAGE HOLDER	AGREED TO MERGER
David G. Uebelacker Heidi L. Uebelacker	476 River Rd Unit 1 Columbus, WI 53925	Summit Credit Union	YES
Catherine Schultz	476 River Rd Unit 2 Columbus, WI 53925	None	YES
Lynn C. Plageman	480 River Rd Unit 1 Columbus, WI 53925	None	YES
Shirley M. Knudson	480 River Rd Unit 2 Columbus, WI 53925	None	YES
Sandra M. Brown	484 River Rd Unit 1 Columbus, WI 53925	None	YES
Mary & Bob Walker & Carol Shively	484 River Rd Unit 2 Columbus, WI 53925	None	YES
David Winter	488 River Rd Unit 1 Columbus, WI 53925	Horicon Bank	YES
Roanna Feuling	488 River Rd Unit 2 Columbus, WI 53925	Associated Bank	NO
Rita Gladem Robert Gladem	496 River Rd Unit 1 Columbus, WI 53925	None	NO
Laurie R. Flight Christine S. Haefner	496 River Rd Unit 2 Columbus, WI 53925	Trust	YES
Aileen Ferris	500 River Rd Unit 1 Columbus, WI 53925	None	YES
Jerry Pagel Cheryle Davis	500 River Rd Unit 2 Columbus, WI 53925	None	YES
Janice R. Ulrich	504 River Rd Unit 1 Columbus, WI 53925	None	YES
Erik Lyngdal Sarah Lyngdal	504 River Rd Unit 2 Columbus, WI 53925	Associated Bank	YES

12 agreed and 2 disagreed = 85.7% voted yes

Exhibit "C"
Articles of
Merger

State of Wisconsin
DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Corporate & Consumer Services

FILING FEE $150.00

Please check box for (Optional) Expedited service ☐ + $25.00

DO NOT STAPLE

FORM **2000**

ARTICLES OF MERGER

Sec. 178.1124, 179.77, 180.1105, 181.1105, and 183.1204
Wis. Stats

1. Non-Surviving Parties to the Merger:

Company Name: Condominium on the Green II Condominium Association, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See Exception below ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Company Name:		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See Exception below ☐ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of (state or country)

EXCEPTION: If the merger involves only Chapter 180 business corporations, use form 2001.
Schedule more non-surviving parties as an additional page

2. Surviving Entity:

Company Name: Condominiums on the Green Condominium Association, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See Exception below ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Office Use Only

3. Indicate below if the surviving entity is an indirect wholly owned subsidiary or parent:

☐ The surviving entity is a Domestic or Foreign Business Corporation that is an indirect wholly owned subsidiary or parent and the merger was approved in accordance with sec. 180.11045 and the requirements of sec. 180.11045(2) have been satisfied.

☒ The surviving entity is not a Domestic or Foreign Business Corporation that is an indirect wholly owned subsidiary or parent.

4. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104, 181.1103, 181.1104 and 183.1202, if applicable.

CONTINGENCY STATEMENT – The surviving entity of this merger is a domestic or foreign nonstock corporation. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104 and 183.1202, if applicable, and by a person other than the members or the board, if the approval of such person is required under s. 181.1103(2)(c).

☐ The approval of members is not required, and the Plan of Merger was approved by a sufficient vote of the board.

☒ The number of votes cast by each class of members to approve the Plan of Merger were sufficient for approval by that class.

Membership Class	Number of Memberships Outstanding	Number of Votes Entitled to be Cast	For	Against
None	12	12	10	2
None	14	14	12	2

(Append or attach the PLAN OF MERGER, (Optional Plan of Merger template on Pages 3 & 4)

5. (OPTIONAL) Effective Date and Time of Merger

These articles of merger, when filed, shall be effective on _____ (date) at _____ (time).

(An effective date declared under this article may not be earlier than the date the document is delivered to the department for filing, nor more than 90 days after its delivery. If no effective date and time is declared, the effective date and time will be determined by ss. 178.0114, 179.11(2), 180.0123, 181.0123 or 183.0111, whichever section governs the surviving domestic entity.)

6. Executed on 1-3-2021 (date) by the surviving entity on behalf of all parties to the merger.

(Signature)

Jerry Pagel
(Printed Name)

Mark (X) below the title of the person executing the document.
For a corporation
Title: ☒ President OR ☐ Secretary
or other officer title _____

For a limited liability company
Title: ☐ Member OR ☐ Manager

For a limited partnership/general partnership/ limited liability partnership
Title: ☐ General Partner ☐ Partner

This document was drafted by: Gregory J. Paradise
(Name the individual who drafted the document)

DO NOT STAPLE

Optional Template

Exhibit A
PLAN OF MERGER

1. Non-Surviving Parties to the Merger:

Company Name: Condominium on the Green Condominium II, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Company Name:		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☐ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of _____ (state or country)

Schedule more non-surviving parties as an additional page

2. Surviving Entity:

Company Name: Condominiums on the Green Condominium Association, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Optional Template (continued)

3. The manner and basis of converting the interests in each business entity that is a party to the merger into shares, interests, obligations or other securities of the surviving business entity or any other business entity or into cash or other property in whole or in part (required).

Entities are associations of condominium unit owners merging into one association. Each unit owner of the non-survivor will receive an interest in the survivor equal to the interest of a unit owner in the survivor.

4. The terms and conditions of the merger.

5. Other provisions the parties to the merger may elect to include relating to the merger.

6. The articles of incorporation or other similar governing document of the surviving domestic entity is amended as follows:

The registered agent and registered address are amended as follows: Jerry Pagel, 500 River Road, Unit 2, Columbus, WI 53925.

ARTICLES OF MERGER

Gregory J. Paradise
Mohs Widder Paradise LLC
20 N. Carroll Street
Madison, WI 53703

▲ Please provide an email or postal mailing address for the filed copy of the document.

Your phone number during the day: (608) 358-2789

INSTRUCTIONS (Ref. Sec.178.1123, 179.77, 180.11045, 180.1105, 181.1105, and 183.1204, Wis. Stats. for document content)
Please use BLACK ink. Submit one original to State of WI-Dept. of Financial Institutions, Box 93348, Milwaukee WI, 53293-0348, together with a check for the filing fee payable to the department. Filing fee is non-refundable. (If sent by Express or Priority U.S. mail, please visit www.wdfi.org/contact_us/ for current physical address). This document can be made available in alternate formats upon request to qualifying individuals with disabilities. The original must include an original manual signature. Upon filing, the information in this document becomes public and might be used for purposes other than those for which it was originally furnished. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577. Hearing-impaired may call 711 for TTY.

NOTICE: This form may be used to accomplish a filing required or permitted by statute to be made with the department. Information requested may be used for secondary purposes. This document can be made available in alternate formats upon request to qualifying individuals with disabilities.

1. Enter the company name, type of entity, and state of organization of each non-surviving party to the merger. Definitions of foreign entity types are set forth in ss. 178.0102(4t) (5) & (6), 179.01(4), 180.0103(9), 181.0103(13) and 183.0102(8), Wis. Stats.

2. Enter the company name, type of entity, and state of organization of the surviving entity.

3. Indicate whether or not the surviving entity is a Domestic or Foreign Corporation that is an indirect wholly owned subsidiary or parent. See sec. 180.11045(1)(b), Wis. Stats. for definition.

4. This Article states the manner in which the Plan of Merger was approved. If the surviving entity is a domestic or foreign nonstock corporation, complete the CONTINGENCY STATEMENT. Append or attach the Plan of Merger. A Plan of Merger template is available on pages 3 & 4. Its use is optional.

5. (Optional) If the merger is to take effect at a time other than the close of business on the day the articles of merger are delivered to the department for filing, state the effective date or date and time. An effective date may not be earlier than the date the document is delivered to the Department of Financial Institutions, nor a date more than 90 days after its delivery.

6. Enter the date of execution and the name and title of the person signing the document. If, for example, the surviving entity is a domestic limited liability company, the Articles of Merger would be signed by a Member or Manager of the limited liability company; if the surviving entity is a corporation, by an officer of the corporation, etc.

If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.

For Office

State of Wisconsin

Department of Financial Institutions

Endorsement

ARTICLES OF MERGER - Ch. 181

CONDOMINIUMS ON THE GREEN CONDOMINIUM ASSOCIATION, INC.

Received Date: 1/19/2021 **Filed Date: 1/27/2021**

Filing Fee: $150.00

Entity ID#: C065668

Total Fee: $150.00

MERGING CONDOMINIUMS ON THE GREEN II CONDOMINIUM ASSOCIATION, INC. (WI DOM NONSTOCK CORP, CH 181)(C09983) (NON-SURVIVOR) INTO CONDOMINIUMS ON THE GREEN CONDOMINIUM ASSOCIATION, INC. (WI DOM NONSTOCK CORP, CH 181)(C065668) (SURVIVOR)
EFF 1/27/21
CHGS REG AGT/ADD