306824 VOL 63 PAGE 497

Exchange: Monroe County Telephone Company Line No.

The undersigned, for Him self His heirs, successors and assigns, grant and convey unto the Monroe County Telephone Co. of Wisconsin, its successors and assigns, an exclusive right-of-way and easement to place, replace, or maintain an underground wire or cable telephone line, including associated appliances such as conduits, and marker and terminal posts, on and through the lands owned by the grantor

Ed Babcock in SE¼ of SE¼; Section 6 T. 17 N. - R. 3W.

in the Township of Angelo, Monroe County, Wisconsin.

This grant likewise includes the right of ingress and egress on the lands of the undersigned for the purpose of exercising the rights herein granted, and the right to install a gate or to make a temporary opening in any fence on said lands at the point where such fence crosses the route of said telephone line.

The grantee, for itself, its successors and assigns, covenants that it will pay the reasonable value of any crops destroyed and other physical damage done to the property of the grantor , heirs, successors and assigns, arising at any time out of the exercise by it of the rights herein granted.

Cable will be located about 20 Ft. from road right-of-way. It is understood cable will be relocated any time in event grantor desires to construct improvements, at no expense to grantor.

Signed this 13th day of April, 19__.

WITNESS:

Merlin Schoenacker

Ernest Reynolds

Edwin J. Babcock (SEAL)
Land Owner

Evelyn L. Babcock (SEAL)
His Wife

STATE OF WISCONSIN)
) SS
COUNTY OF Monroe)

Personally appeared before me this 13th day of April, 1977,

Edwin J. Babcock - Evelyn L. Babcock,

to me know to be the person who executed the foregoing instrument and acknowledged the same.

REGISTER'S OFFICE
County of Monroe, Wis.
Received for record this 18
day of May A. D., 1977
at 4:30 o'clock P. M.

Arthur L. Chapel Register

LaVerne E. Bellman
Notary Public, Monroe County, Wisconsin
My commission expires July 23, 1977

A parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Six (6), and in the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section Seven (7), Township Seventeen (17) North, Range Three (3) West, more particularly described as follows: Commencing at the SE corner of SE 1/4 of SE 1/4, Section 6; thence N1°25'00"W along the Section line a distance of 968.89 feet; thence S87°56'20"W 925.53 feet to the center line of C.T.H. "I"; thence S42°50'15"W along said centerline a distance of 478.43 feet; thence S48°56'00"E a distance of 1288.08 feet to a meander corner located N48°56'W, 20 feet from the high water mark of the Angelo Pond; thence N37°14'45"E along a meander line a distance of 118.27 feet; thence N64°18'E along a meander line a distance of 237.16 feet to a meander corner located N1°41'W 20 feet from the high water mark of the Angelo Pond; thence N63°06'E, 21.49 feet to a meander corner located N1°25'W, 18 feet from the highwater mark of the Angelo Pond; thence N1°25'W 55.00 feet along the section line to the place of beginning, excepting lands contained in C.T.H. "I".

Also all those lands lying between the high water mark of the Angelo Pond and the aforesaid meander line. Except lands conveyed in Vol. 121 of Records, at page 140, as Doc. No. 406637.

An easement for the purpose of ingress and egress over an existing two rod roadway leading across the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Seven (7) and the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Six (6), Township Seventeen (17) North Range Three (3) West, Township of Angelo, Monroe County, Wisconsin.

Parcel No. 20317-06-4370000
Computer No. 004-114-50.00
1994 Net Tax $316.88

Parcel No. 20317-07-1110000
Computer No. 004-169-5000
1994 Net Tax $2,048.71

DocID:8178490
Tx#4167065

727181

DEB BRANDT
REGISTER OF DEEDS
MONROE COUNTY, WI
05/12/2025 08:22:45 AM
PAGE COUNT: 4
RECORDING FEE 30.00
TRANS FEE:
TAX EXEMPT #:

DECLARATION OF UTILITY EASEMENT

RETURN TO:
Secluded Land Company, LLC
P.O. Box 10
DeSoto, WI 54624

Parcel Identification Number:

004-00844-0000,004-00844-2000

See Attached Addendum A

A18Z16pp-Angelo Shores

DECLARATION OF UTILITY EASEMENT

This Declaration is made this 5th day of May, 2025, by Secluded Land Company, LLC, a Wisconsin limited liability company (hereinafter "Declarant").

WHEREAS, Declarant, Secluded Land Company, LLC, owns the following described real estate: See attached Exhibit A.

WHEREAS, Declarant desires to provide an easement for public and/or private utilities over the above-described real estate;

NOW THEREFORE, Declarant does hereby give notice to all future purchasers and their successors of any portion of the above-described real estate and whosoever it may concern that all the above-described real estate is subject to an easement in favor of Declarant, its successors and assigns for installation, maintenance and repair of public and/or private utilities including the right of vehicular and pedestrian ingress and egress over the above-referenced real estate for installation, maintenance and repair of said utilities.

Declarant does hereby give further notice to all future purchasers and their successors of any portion of the above-described real estate that the easement described herein may, by a written, recorded assignment be transferred by Declarant to any person.

Secluded Land Company, LLC, by:

James W. Smith, Sole Managing Member

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of Vernon)

Personally came before me this 5th day of May, 2025, the above-named James W. Smith to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public – Judeen E. Kramer
Vernon County, Wisconsin
My commission expires: 11-27-2028

Judeen E. Kramer
NOTARY PUBLIC
STATE OF WISCONSIN

This instrument was drafted by Attorney John P. Ebben, P.O. BOX 92, DeSoto, WI 54624.