

**First American Title Insurance Company**  
P.O. Box 1289, Troy, MI 48099

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A – EXHIBIT A**

**Parcel A:**

That part of the W ½ of the NE ¼ of Section 33, Township 24 North, Range 8 West, Town of Unity, Trempealeau County, Wisconsin, which lies Southwest of the centerline of County Road OO; EXCEPT Lot 1 of Certified Survey Map recorded in Volume 10 of Certified Survey Maps on Page 12 as Document #421652.

Tax Parcel #030-00686-0000

**Parcel B:**

Lot 1 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps on Page 157 as Document #365489; being part of the SE ¼ of the SW ¼ of Section 34, Township 24 North, Range 8 West and part of the NE ¼ of the NW ¼ and the NW ¼ of the NW ¼ of Section 3, Township 23 North, Range 8 West, Town of Unity and Town of Hale, Trempealeau County, Wisconsin.

Tax Parcel #030-00715-0005

Tax Parcel #018-00746-0000

**Parcel C:**

Lots 1 and 2 of Certified Survey Map recorded in Volume 7 of Certified Survey Maps on Page 158 as Document #378978; being part of the NW ¼ of the SW ¼, the NE ¼ of the SW ¼; the SW ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 34, Township 24 North, Range 8 West, Town of Unity, Trempealeau County, Wisconsin.

Tax Parcel #030-00713-0010

Tax Parcel #030-00714-0005

Property Address: W19865 County Road OO, Strum, WI 54770

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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**Vinopal Title and Abstract, LLC**  
1030 Regis Court, Eau Claire, WI 54701  
Phone: (715) 831-0880 Fax: (715) 831-0882

**Parcel D:**

That part of the NE ¼ of the SW ¼ of Section 34, Township 24 North, Range 8 West, Town of Unity, Trempealeau County, Wisconsin, lying Southerly of County Road OO; EXCEPT Lot 2 of Certified Survey Map recorded in Volume 7 of Certified Survey Maps on Page 158 as Document #378978.

AND

The SW ¼ of the SW ¼ of Section 34, Township 24 North, Range 8 West, Town of Unity, Trempealeau County, Wisconsin; EXCEPT Lots 1 and 2 of Certified Survey Map recorded in Volume 7 of Certified Survey Maps on Page 158 as Document #378978.

AND

The SE ¼ of the SW ¼ of Section 34, Township 24 North, Range 8 West, Town of Unity, Trempealeau County, Wisconsin; EXCEPT Lot 1 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps on Page 157 as Document #365489; ALSO EXCEPT Lot 2 of Certified Survey Map recorded in Volume 7 of Certified Survey Maps on Page 158 as Document #378978.

AND

The NW ¼ of the NW ¼ of Section 3, Township 23 North, Range 8 West, Town of Hale, Trempealeau County, Wisconsin; EXCEPT Lot 1 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps on Page 157 as Document #365489.

Tax Parcel #030-00712-0000

Tax Parcel #030-00714-0000

Tax Parcel #030-00715-0000

Tax Parcel #018-00747-0000

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**COMMITMENT**  
**SCHEDULE B, PART I**  
**Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of taxes, special assessments and/or utilities, if any.

You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.

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**COMMITMENT**  
**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. The lien of any special assessments, taxes or charges.
7. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$601.62 are delinquent in the amount of \$601.62, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #030-00686-0000 (Parcel A)).
8. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$8.75 are delinquent in the amount of \$8.75, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #030-00715-0005 (Parcel B)).
9. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$1,467.83 are delinquent in the amount of \$1,467.83, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #018-00746-0000 (Parcel B)).

10. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$1,941.76 are delinquent in the amount of \$1,941.76, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #030-00713-0010 (Parcel C)).
11. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$2,065.76 are delinquent in the amount of \$2,065.76, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #030-00714-0005 (Parcel C)).
12. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$4.37 are delinquent in the amount of \$4.37, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #030-00712-0000 (Parcel D)).
13. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$354.41 are delinquent in the amount of \$354.41, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #030-00714-0000 (Parcel D)).
14. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$273.47 are delinquent in the amount of \$273.47, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #030-00715-0000 (Parcel D)).
15. Taxes and Assessments for the year 2021, not yet due and payable. Taxes for the year 2020 in the amount of \$147.34 are delinquent in the amount of \$147.34, **plus penalties and interest**. Taxes and assessments for the year 2019 and prior are paid in full. (Tax Parcel #018-00747-0000 (Parcel D)).
16. Easement granted to Northern States Power Company dated 3/10/1953 and recorded 7/20/1953 in Volume 118 of Deeds, Page 4 as Document #154544; AND Agreement for Clarification of High Voltage Easement dated 4/24/1995 and recorded 8/9/1995 in Volume 413 of Records, Page 452 as Document #293498. (Parcel A)
17. Easement granted to Trempealeau Electric Cooperative dated 10/23/1937 and recorded 1/18/1956 in Volume 118 of Deeds, Page 388 as Document #159888. (Parcel A)
18. Easement granted to Tri-County Telephone Cooperative, Inc. dated 6/27/1986 and recorded 8/6/1986 in Volume 313 of Records, Page 683 as Document #252648. (Parcel A)
19. Access Easement reserved in Warranty Deed dated 2/14/2013 and recorded 2/19/2013 in Volume 957 of Records, Page 590 as Document #422424 and depicted on Certified Survey Map recorded 1/10/2013 in Volume 10 of Certified Survey Maps on Page 12 as Document #421652. (Parcel A)
20. Easement granted to Tri-County Telephone Cooperative, Inc. dated 7/8/1986 and recorded 4/16/1989 in Volume 313 of Records, Page 664 as Document #252638. (Parcels B, C & D)
21. Permanent Limited Easement granted to Trempealeau County dated 7/24/2002 and recorded 7/25/2002 in Volume 580 of Records, Page 458 as Document #341574. (Parcels B, C & D)
22. Easement granted to Tri-County Communications Cooperative, Inc. dated 6/22/2013 and recorded 10/3/2013 in Volume 975 of Records, Page 168 as Document #426386. (Parcels B & C)
23. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.  
(Parcels A, B, C & D)

24. Rights of the public in any portion of the covered premises lying below the ordinary high water mark of Johnson Valley Creek and unnamed streams. (Parcels A, B, C and D)