

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

RECORDED
06/16/2010 12:00PM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$13.00
TRANSFER FEE: \$2,445.00
FEE EXEMPT #: 0
1HQHB
***This document has been electronically recorded and returned to the submitter. **

THIS DEED, made between TODD LEWIS ROBERTS, Successor Trustee of Theodore S. Roberts and Joan B. Roberts Living Trust u/a 12/9/99 (an undivided one-half interest) & BARBARA B. GLASS (an undivided one-half interest) (collectively "Grantor") ("Grantor," whether one or more), and MILWAUKEE WORLD FESTIVAL, INC., a Wisconsin corporation

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

All of Lots 1, 2, 3 and 4, in Block 171, including the North 1/2 of vacated Pier Street, all in the City of Milwaukee, said described premises being in Commissioners Partition of Fractional Lots 1 and 2 of Section 33, Town 7 North, Range 22 East, and also including all that part of the accretions to and Easterly of the aforesaid lots and of the North 1/2 of vacated Pier Street, which lies Westerly of a straight line running Southerly from a point which is 331.3 feet Easterly from the East line of Jackson Street, measured along the center line of Polk Street extended Easterly to a point in the extended South line of Lot 3, Block 174, in the City of Milwaukee, which is 271 feet Easterly from the Easterly line of Erie Street vacated. ALSO the South 1/2 of vacated E. Harbor Place abutting on the North. ALSO the East 1/2 of vacated N. Marshall Street abutting on the West.

Recording Area

Name and Return Address
Bradley D. Page, Esq.
Davis & Kuelthau, S.C.
111 E. Kilbourn Ave., Ste. 1400
Milwaukee, WI 53202

392-2192-100-7

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: zoning ordinances, easements and permitted encumbrances set forth in the attached Exhibit A.

Dated June 15, 2010

Barbara B. Glass (SEAL)
* BARBARA B. GLASS

THEODORE S. ROBERTS AND JOAN B. ROBERTS
LIVING TRUST U/A 12/9/1999

X Todd Lewis Roberts (SEAL)
* TODD LEWIS ROBERTS, Successor Trustee

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of Todd Lewis Roberts and Barbara B. Glass

authenticated on June 15, 2010

* CURTIS E. JOHNSON
TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF)
) ss.
COUNTY)

Personally came before me on
the above-named
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Robert J. Jackson, Attorney
Dodgeville, WI 53533

Notary Public, State of
My commission (is permanent) (expires:)

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

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

WARRANTY DEED

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FORM NO. 1-2003

*Type name below signatures.

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EXHIBIT A**PERMITTED ENCUMBRANCES**

1. General taxes for the year 2010, not yet due or payable.
2. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of Pier Street, E. Harbor Place, North Marshall Street and E. Pier Street now vacated.
3. Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee on February 13, 1986, on Reel 1847, Image 788, as Document No. 5888521 and North Harbor Drive Redevelopment Project Area recorded on May 20, 2003, on Reel 5586, Image 440, as Document No. 8532379.
4. Easement recorded as Document No. 7406496.
5. Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of Lake Michigan.
6. Waiver and Release Agreement recorded as Document No. 2909517.
7. Provisions for taxes and assessment as contained in BID #2 – Historic Third Ward, none now due or payable.
8. Rights of utility companies to maintain the overhead utility lines, gas meter, gas valve, water valve and hydrant, as shown on Survey prepared by Land Information Services, Inc. on April 29, 2010.
9. Possible mutual party wall between metal buildings located on subject premises and leased area, as shown on Survey prepared by Land Information Services, Inc. on April 29, 2010.