

County: RACINE
4529 US HIGHWAY 41

MOUNT PLEASANT, VILLAGE OF

Grantor (Seller)

Name: VILLAGE OF MOUNT PLEASANT
Address: 8811 CAMPUS DRIVE MOUNT PLEASANT 53406
Relationship with grantee(s):
Grantor type: Other
Ownership interest transferred: Full
Owner interest other note:
Grantor retains the right: None
Grantor rights other note:

Grantee (Buyer)

Name: FEWI DEVELOPMENT CORPORATION
Address: 611 EAST WISCONSIN AVENUE MILWAUKEE 53202
Grantee type: Corporation
Grantee certification date: 01/02/2025

Recording Information

County document number: 2692381
Date recorded: 01/02/2025
Volume/jacket:
Page/Image:

Parcel

1 of 4

County: RACINE
Property legal description: (short - first 200 characters)
All of parcel 151-03-22-31-006-010 in the MOUNT PLEASANT, VILLAGE OF
Physical property address: 4529 US HIGHWAY 41
Section/township/baseline/range/meridian: 31/3/22/E
Subdivision or condo/lot or unit#/block: //
Primary residence of grantee: No

Fee Computation

Total value of real estate transferred: \$4,878,600.00
Value subject to fee: \$0.00
Transfer fee due: \$0.00
Transfer fee exemption number: 2
Personal property value excluded from total value: \$0.00
Property value exempt from local property tax: \$0.00

Tax Bill Mailing Address

Send tax bill to:
Name: FEWI DEVELOPMENT CORPORATION
Street Address: 611 EAST WISCONSIN AVENUE

City, State Zip:

MILWAUKEE, WI 53202

Transfer and Financing

Transfer type: Warranty/Condo Deed / Org Sale
 Transfer type other note:
 Conveyance document type: Warranty/Condo Deed
 Conveyance code other note:
 Conveyance date: 12/31/2024
 Grantee financing: None

Physical Description

Property type: Land Only
 Predominant use: Commercial
 Lot square footage: 0
 Total acres: 20
 MFL/PFC acres: 0
 Feet of water frontage: 0
 Number of units: 0

Agent and Preparer

Grantor agent: CHRIS R SMITH, 411 EAST WISCONSIN AVENUE, SUITE 1000, MILWAUKEE, WI 53202
 Grantee agent: CHRIS R SMITH, 411 EAST WISCONSIN AVENUE SUITE 1000, MILWAUKEE, WI 53202
 Preparer name: VON BRIESEN & ROPER, S.C.

Weatherization

Subject to residential rental weatherization standards:
 Energy exclusion: W-11

System Information

Recording information added on: 01/02/2025
 Document locator number: 202500029937644
 Previous document number:

Municipal Assessor Information

Arm's length: 2 - Non-Useable Sale
 Primary class:
 Water type:
 Property code:

Full Legal Description

Parcel 18 That part of the Northwest 1/4 of Section 31, Township 3 North, Range 22 East, bounded as follows: Begin at the Northwest corner of said Section; thence South in the center of Highway 1821 feet; thence Easterly along the North bank of a drainage ditch to a point in the East line of the West 1/2 of said 1/4 Section 1783.50 feet South from the North line thereof; thence North 1783.50 feet to the North line of said 1/4

Section; thence West 1263.50 feet to the place of beginning. ALSO That part of the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 3 North, Range 22 East of the Fourth Principal Meridian, and being more particularly described as follows: Commence at the Northwest corner of the Northwest 1/4 of said Section 31; thence North 89° 50' 44" East along the North line of said Northwest 1/4, 1213.98 feet to the point of beginning of a parcel of land hereinafter described; thence continue North 89° 50' 44" East along said North line, 43.04 feet; thence South 01° 49' 02" East 355.68 feet; thence North 89° 50' 44" East 5.15 feet; thence South 01° 36' 33" East 974.05 feet to a point on the South line of the North 1/2 of said Section 31; thence South 89° 39' 51" West along said South line 44.69 feet; thence North 01° 49' 02" West 1329.97 feet to the point of beginning. Subject to rights of the public over the North 33 feet for road purposes (Braun Road). EXCEPTING from the above lands conveyed by Document Nos. 668094, 1544739, 1544741, 2144333 and 2307959. FURTHER EXCEPTING therefrom that portion of land conveyed in Warranty Deed recorded on October 15, 2019 as Document No. 2533482. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin. PIN 151-03-22-31-006-000 Parcel 20 The Northeast 1/4 of the Northwest 1/4 of Section 31, Township 3 North, Range 22 East. AND That part of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 3 North, Range 22 East of the Fourth Principal Meridian, and being more particularly described as follows: Commence at the Northwest corner of the Northwest 1/4 of said Section 31; thence North 89° 50' 44" East along the North line of said Northwest 1/4, 1257.02 feet; thence South 01° 49' 02" East 355.68 feet to the point of beginning of a parcel of land hereinafter described; thence North 89° 50' 44" East 5.15 feet; thence South 01° 36' 33" East 974.05 feet to a point on the South line of the Northeast 1/4 of said Northwest 1/4; thence South 89° 39' 51" West along said South line 1.65 feet; thence North 01° 49' 02" West 974.16 feet to the point of beginning. EXCEPTING THEREFROM lands conveyed in Warranty Deed recorded in Volume 1454 of Records, Page 169, as Document No. 1031634, and in Quit Claim Deed recorded in Volume 2551 of Records, Page 45, as Document No. 1544740. FURTHER EXCEPTING therefrom that portion of land conveyed in Warranty Deed recorded on October 15, 2019, as Document No. 2533482. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin. PIN 151-03-22-31-005-000 Parcel 206 A tract of land being a part of the Northwest 1/4 and the Southwest 1/4 of the fractional Northwest 1/4 of Section 31, Township 3 North, Range 22 East, bounded and described as follows: Commence at the Northwest corner of said fractional 1/4 Section; thence South 01° 44' 27" East for a distance of 1821.15 feet along the West line of said 1/4 Section to a point; thence North 88° 07' 27" East for a distance of 316.86 feet to a point on the East line of the right of way of Interstate "I-94" and the North bank of an existing drainage ditch, said point also being the point of beginning; thence North 01° 54' 32" West for a distance of 924.06 feet along the East line of Interstate "I-94" to a point; thence North 88° 07' 27" East for a distance of 943.54 feet to a point; thence South 01° 49' 02" East for a distance of 924.06 feet along the previously defined East line of the West 1/2 of the fractional Northwest 1/4 to a point; thence South 88° 07' 27" West for a distance of 942.06 feet along the North top of bank of existing drainage ditch to the point of beginning. EXCEPTING THEREFROM that part sold for highway purposes by Document No. 2302797. Said land being in the

Village of Mt. Pleasant, Racine County, Wisconsin. PIN 151-03-22-31-006-010 Parcel 420 Parcel 3 of CERTIFIED SURVEY MAP NO. 2925 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on September 10, 2008 in Volume 9 of Certified Survey Maps, Page 433, as Document No. 2187528, said Certified Survey Map being part of the Northeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin. PIN 151-03-22-31-015-300