

1265061

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document No.

Document Name

THIS DEED, made between

Sacred Heart Hospital of the Hospital Sisters of the Third Order of St. Francis, a corporation a/k/a Sacred Heart Hospital of the Hospital Sisters of the Third Order of St. Francis, a Wisconsin non-stock corporation a/k/a Sacred Heart Hospital of the Hospital Sisters of the Third Order of St. Francis, a not for profit Wisconsin Organization ("Grantor," whether one or more)

and

BHEI, Inc., a Wisconsin Non-Stock 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 Eau Claire County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TINA K. POMMIER
EAU CLAIRE COUNTY WI
REGISTER OF DEEDS
RECORDED ON
04/07/2025 03:23 PM
REC FEE: 30.00
TRANS FEE: 4,500.00
EXEMPT #:
PAGES: 3

This document was electronically
recorded and returned to submitter

Recording Area

Name and Return Address:

BHEI, Inc.
PO Box 1208
Eau Claire, WI 54702-1208

221-15-1053, 221-15-1053-A and
221-15-1053-E
Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: Municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated: 4/2/2025

Sacred Heart Hospital of the Hospital Sisters of the Third Order of St. Francis

BY:

Kathy Donovan
Kathy Donovan, Chief Operating Officer

AUTHENTICATION

Signature(s): _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____)
authorized by Wis. Stat. 706.06)

THIS INSTRUMENT DRAFTED BY:
Brenda LaGessee, Legends Title Services, LLC

ACKNOWLEDGMENT

Illinois
State of Wisconsin)

) ss
County of Sangamon)

Personally came before me on 4/2/2025
the above named Kathy Donovan to me known to be
the person(s) who executed the foregoing instrument
and acknowledged the same.

* Christina Kendall
Notary Public, State of Wisconsin Illinois Christina Kendall
My Commission (is permanent) (expires: 10/25/2025)

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

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

SPECIAL WARRANTY DEED

2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures

OFFICIAL SEAL
CHRISTINA KENDALL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/25/25

EXHIBIT "A"

Parcel 1:

Lot 3 of Certified Survey Map No. 3947 as recorded in Volume 24 of Certified Survey Maps on Page 125 as Document No. 1257612; being a part of Government Lot 1 and part of the SE ¼ of the NE ¼ of Section 30, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin.

Parcel 1A:

Together with Storm Sewer Easement dated July 16, 2008 and recorded September 19, 2008 as Document No. 997590.

For informational purposes only:

Tax parcel number: 221-15-1053

Property address: 900 W Clairemont Avenue, Eau Claire, WI 54701

Parcel 2:

Lot 4 of Certified Survey Map No. 3947 as recorded in Volume 24 of Certified Survey Maps on Page 125 as Document No. 1257612; being a part of the SE ¼ of the NE ¼ of Section 30, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin.

Parcel 2A:

Together with Storm Sewer Easement dated July 16, 2008 and recorded September 19, 2008 as Document No. 997590.

For informational purposes only:

Tax parcel number: 221-15-1053-A

Property address: 950 W Clairemont Avenue, Eau Claire, WI 54701

Parcel 3:

A parcel of land located in the SE ¼ of the NE ¼ of Section 30, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin, being further described as follows:

Commencing at the East ¼ corner of said Section 30; thence N 0°17'30" E along the East line of said SE ¼ of the NE ¼, 175.3 feet to the North right-of-way line of Clairemont Avenue; thence S 89°42' W along the North line 1267.92 feet to the Easterly line of University Drive; thence N 0°35' E along said Easterly line 470.18 feet; thence N 27°08'30" E 268.36 feet; thence N 53°42' E 117.00 feet to a point on the Easterly line of University Drive and the point of beginning; thence S 56°22' E 131.35 feet; thence N 89°44' E 190.00 feet; thence N 0°16' W 142.00 feet; thence S 89°44' W 82.00 feet; thence N 55°50'30" W 96.10 feet to the Easterly line of University Drive; thence Southwesterly along said Easterly line and along the arc of a curve concave Northwesterly, having a radius of 922.44 feet and whose chord bears S 47°10' W 184.75 feet to the point of beginning.

Parcel 3A:

Together with Storm Sewer Easement dated July 16, 2008 and recorded September 19, 2008 as Document No. 997590.

Parcel 3B:

Together with and easements for ingress and egress in Warranty Deed dated July 3, 1978 and recorded August 16, 1978 in Volume 481 of Records, Page 844 as Document No. 458795; AND on Map of Survey dated March 29, 1978 and recorded May 22, 1978 in the Eau Claire County Surveyor's Office as Document No. T-265.

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

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