FILE COPY

STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY

PROCEEDINGS AGAINST

FINAL DECISION AND ORDER

JAMES W. SMITH

Case No: 92 REB 325

RESPONDENTS.

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

James W. Smith
RR. 1, Box 96
De Soto, WI 54625

Real Estate Board
P.O. Box 8935
Madison, Wi 53708-8935

Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final decision of this matter, subject to the approval of the Board. The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Respondent James W. Smith, "Smith", a partner of Woodland Farms Real Estate Company along with Thomas D. White is licensed as a real estate broker in the State of Wisconsin, license number 19360. This license was first granted on May 25, 1977.

2. Respondent Smith's most recent address on file with Department of Regulation and Licensing is RR 1, Box 183, Eastman, WI 54626.

3. A copy of the partnership agreement for Woodland Farms is attached as Exhibit 1 and is incorporated herein by reference.

4. Woodland Farms is a trade name of the partnership.

5. The Woodland Farms partnership is organized for the primary purposes of, but not limited to, the purchase, improvement of, and sale of real estate and the operation of said real estate in a productive fashion.

6. The general partners are the titled owners of properties under the terms of their partnership agreement.

COUNT 1

7. That at diverse times and on diverse occasions between August 1, 1990, and September 1, 1991, the respondent failed to supervise Woodland Farm employees who caused to be published various advertisements using descriptive phrases such as "DIVORCED OWNERS MUST SELL," "LENDERS REPO," LAKE LOT REPO," "6 ACRE SAND BEACH,""LAST LAKE LOT LEFT," and "OWNER LEAVING STATE."

8. That such ads were false, deceptive or misleading.

9. That copies of such advertisements are attached hereto and incorporated herein by reference as Exhibits 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21 and 22.

COUNT 2

10. At diverse times and on diverse occasions, the respondent failed to supervise the employees of the general partnership and that as such the general partnership allowed real estate practices to be performed by unlicensed employees of the general partnership, including but not limited to, Floyd W. Thomas, Jean Krolick, Kathleen M. Thomas, Thomas Crahen, Robert E. Griffin and William D. Young.

11. That each of the aforementioned sales persons received sales commissions for the sale of real estate prior to their receipt of their real estate licenses.

CONCLUSIONS OF LAW

1. By the conduct described above, respondent is subject to disciplinary action against his license to practice as a real estate broker in the State of Wisconsin pursuant to Wis. Stats. sec. 452.14 and Wis. Adm. Code Chapter 24.

2. That the Wisconsin Real Estate Board is authorized to enter in to the attached Stipulation pursuant to Wis. Stats. sec. 227.44(5).

3. That Respondent neither admits nor denies the allegations in Counts 1 and 2 of this Stipulation but for the purposes of resolving this matter, agrees to the discipline as indicated below.

NOW THEREFORE, IT IS ORDERED THAT:

1. The attached Stipulation is accepted.

2. That Respondent James W. Smith's licensure #19360, be, and hereby is, suspended for ninety (90) days as of the effective date of this Order.

3. The partial costs be assessed against Respondent in the amount of $12,500.00 payable within 30 days of the effective date of this Order by making payment of the same to the Department of Regulation and Licensing, P.O. Box 8935, Madison, Wisconsin 53708.

4. That in the event Respondent James W. Smith fails to pay the partial costs of these proceedings as set forth above, then his brokers license #19360, shall be indefinitely suspended until he has fully complied with the terms of this Order.

5. IT IS FURTHER ORDERED THAT THE FOLLOWING INVESTIGATIVE FILES BE CLOSED: 92 REB 325, 91 REB 256, 91 REB 446, 92 REB 160, 92 REB 295, 92 REB 304, 92 REB 364, 92 REB 393, 92 REB 394, 93 REB 074, 93 REB 103, 93 REB 145, 93 REB 190, 93 REB 191, 93 REB 238, 93 REB 241, 93 REB 401, 93 REB 406, 93 REB 419, 94 REB 144, 94 REB 207, 94 REB 234, 94 REB 250, 95 REB 100.

The right of a party aggrieved by this decision to petition the Board for rehearing and to petition for judicial review are set forth in the attached "Notice of Appeal Information."

This Order shall become effective ten (10) days following the date of its signing.

WISCONSIN REAL ESTATE BOARD

By: _____ 2/22/96
A Member of the Board Date

f:\kfm\-clients\smith\pellino.ord

STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY

PROCEEDINGS AGAINST

STIPULATION

JAMES W. SMITH

Case No: 92 REB 325

RESPONDENT.

It is hereby stipulated between James W. Smith, personally on his own behalf and Gerald M. Scanlan, Attorney for the Department of Regulation and Licensing, Division of Enforcement, as follows that:

1. This Stipulation is entered into as a result of a pending investigation of James W. Smith's licensure by the Division of Enforcement. James W. Smith consents to the resolution of this investigation by Stipulation.

2. James W. Smith understands that by the signing of this Stipulation he voluntarily and knowingly waives his rights, including: the right to a hearing on the allegations against him, at which time the State has the burden of proving those allegations by a preponderance of the evidence; the right to confront and cross-examine the witnesses against him; the right to call witnesses on his behalf and to compel their attendance by subpoena; the right to testify himself; the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision; the right to petition for rehearing; and all other applicable

rights afforded to him under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, and the Wisconsin Administrative Code.

3. James W. Smith is aware of his right to seek legal representation and has obtained legal advice prior to signing this Stipulation.

4. James W. Smith agrees to the adoption of the attached Final Decision and Order by the Real Estate Board. The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondent waives all rights to any appeal of the Board's order, if adopted in the form as attached.

5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall be returned to the Division of Enforcement for further proceedings. In the event that this Stipulation is not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.

6. The parties to this Stipulation agree that the attorney for the Division of Enforcement and the member of the Real Estate Board assigned as an advisor in this investigation may appear before the Real Estate Board for the purpose of speaking in support of this agreement and answering questions that the members of the Board may have in connection with their deliberations on the Stipulation.

7. The Division of Enforcement joins James W. Smith recommending the Real Estate Board adopt this Stipulation and issue the attached Final Decision and Order.

James W. Smith, Respondent — Date: 2-14-96

Kevin F. Milliken
Attorney for Respondent — Date: 2-15-96

Gerald M. Scanlan, Attorney
Division of Enforcement — Date: 2-21-96

Smith

PARTNERSHIP AGREEMENT

THIS PARTNERSHIP AGREEMENT, Entered into this First day of January, 1980, by and between Thomas D. White and James W. Smith, wherein the parties hereto bind themselves, their heirs, devisees, legal representatives and assigns to all of the terms of this Agreement.

WHEREAS, The Partners are doing business under the firm names and locations as follows (but not limited to):

Woodland Farms Real Estate Company - De Soto, WI 54624
American Investment Company - De Soto, WI 54624
Univest Company of Wisconsin - De Soto, WI 54624

THIS Partnership agreement shall continue in force and effect until terminated as hereinafter provided.

THIS Partnership is organized for the primary purpose of, but not limited to, the purchase, improvement of, and sale of real estate and the operation of said real estate in a productive fashion while owned by the Partnership.

THE Partners will devote such time and effort as may be necessary to effectuate the purchase, improvement, sale and operation of real estate and to accomplish the purposes of this Partnership.

ALL Profits and losses will be shared equally by the Partners, except as hereinafter specifically provided.

ALL Disbursements and expenses incurred in connection with the business together with any capital needs that may be required shall be provided from the business funds or equally by the Partners and all debts of the Partnership are the joint and equal obligations of the parties hereto, except as hereinafter specifically provided.

ALL Operating expenses incurred in the operation of the business will be paid from the Partnership account to be held in any bank or financial institution that the Partners see fit. Deposits and withdrawals may be signed or made by either of the parties, no co-signatures being required.

NEITHER Partner shall, during his lifetime, assign, encumber or dispose of his interest or any portion thereof in the Partnership, by sale or otherwise, without the written consent of the other Partner.

EXHIBIT 1

Exhibit 1

THE Expense accounts of the respective Partners shall be approved by any one of the Partners prior to payment. Each Partner shall have the right to purchase and sell any real estate without asking for consent of the other Partner. It shall be the intention of the Partners if reasonably practicable to confer with each other in connection with any purchase or sale of real estate. If consent to sell or purchase real estate is denied by one Partner then such sale or purchase cannot take place.

ANY Dispute arising under this Agreement as to any problem which must be mutally agreed upon to be binding will be submitted to arbitration if either Partner, or a legal representative of a Partner, so request. Such a request must be in writing, and must be signed by one Partner or a legal representative of a Partner, must be delivered to the other Partner, or his legal representative, and must state the problem to be settled. Within one week after such request has so been delivered, the Partners, or their legal representatives, will each appoint one person to act as arbitrator; the two thus appointed will select the third; those three arbitrators will decide the problem. The decision of the three arbitrators will be binding on the Partners.

STATEMENT OF ACCOUNTS:

THE Partnership shall have a complete and adequate accounting system comprised generally of, but not limited to, the following general types of accounts.

A. Assets:

a) Joint Assets - Those assets purchased by the Partnership for which both Partners are responsible.

b) Contributed Assets - Those assets which are for the production of income that are purchased by the Partnership, or by an individual Partner and subsequently contributed to the Partnership, for which only the contributing Partner of said asset or assets is responsible. Contributed asset accounts will be numbered in the 1800 or 1900 series depending on the contributing Partner. At the time of death of a Partner or withdrawal of the Partner, however, all assets which the individual Partners have donated to the Partnership for general Partnership use and for which donations the Partners have been given credit in their personal contributed capital accounts shall be excluded from the Partnership assets. Partner's personal contributed assets which have been donated to the Partnership use may be withdrawn from the Partnership by the Partner, his heirs, devisees, or assigns and shall not effect nor shall it in any way be used in the calculation of the Part-

ners joint assets and liabilities. Such donated assets will revert back to ownership by the donating Partner at the time of his death or withdrawal from the Partnership.

B. Liabilities:

a) Joint Liabilities - Those liabilities incurred for the production of income and which are the financial responsibilities of both Partners.

b) Contributed Liabilities - Those liabilities which are incurred for the production of income either by the Partnership or by an individual Partner and subsequently contributed or assigned, with recourse to the Partnership, for which only an individual Partner, or the contributing Partner of said liability or liabilities is responsible. Contributed liability accounts will be numbered in the 1800 or 1900 series depending on the contributing Partner. At the time of death of one of the Partners or his withdrawal from the Partnership said liabilities to revert back to the sole responsibility of the individual Partner or his estate.

C. Expenses

a) Joint Expenses - Those expenses incurred for the production of income that are the financial responsibilities of both Partners.

b) Individual Expenses - Those expenses which are incurred for the production of income that are incurred by the Partnership or by an individual Partner. Individual expense accounts will be numbered in the 1800 or 1900 series depending on the individual Partner and included but not limited to the following:

1. Vehicle Operating Expense - Those expenses that relate to the operation of vehicles contributed to the Partnership and which are used by the Partnership solely for the production of income.
2. Depreciation Expenses - Depreciation that relates to contributed assets.
3. Insurance Expenses - Those insurance expenses that relate to insurance purchased by an individual Partner in order to protect his interest in assets contributed to the Partnership.
4. Interest Expenses - Interest incurred that relates to individual or contributed liabilities as defined above.
5. Travel Expenses - Those expenses incurred by an individual Partner while traveling not in the company of the other Partner, solely for the purpose of the Partnership business. If both Partners are traveling jointly, they can, at the option and agreement of both Partners, treat

said travel expense as a joint expense to be handled through the usual joint expense accounts.

6. Entertainment Expenses - Those expenses incurred by an individual Partner while entertaining a person or persons solely for the purpose of Partnership business. If both Partners are parties to the entertainment, they can, at the option and agreement of both Partners treat said entertainment expense as a joint expense to be handled through the joint expense accounts.

D. Accumulated Depreciation:

a) Joint accumulated Depreciation - That depreciation which relates to joint assets.

b) Individual accumulated Depreciation - That depreciation which relates to individual contributed assets.

E. Capital Accounts

a) Partners' General Capital Accounts - Reflect the sum of the individual Partners' interest in the Partnership exclusive of all items covered by paragraph b) below:

b) Partners' Contributed Capitals - Reflect the sum of debits and credits that an individual Partner receives as the result of, but not limited to, contributing assets to the Partnership, otherwise selling or withdrawing assets from the Partnership, depreciation of said assets, incurring individual Partnership expenses, as defined above.

ALL Accounting to be done consistent with generally accepted accounting procedures. Specifically 1800 and 1900 accounts to be handled in line with memo dated January 1, 1980, consisting of one page attached herewith which is incorporated as a part of this Agreement by reference hereto.

DEATH OF, OR WITHDRAWAL OF, ONE PARTNER:

WHEREAS, The Partners mutually desire that upon the death of one, the business shall be continued by the survivor without interruption, liquidation, or the required taking in of a new Partner, and the deceased Partner's estate shall receive fair value of his interest in the Partnership; and mutually desire that in the event of the withdrawal from the firm of a Partner during his lifetime, the remaining Partner shall have the opportunity to continue the business as aforesaid; and

WHEREAS, The Partners mutually desire not to use Life Insurance to help achieve these objectives:

NOW, THEREFORE, In consideration of the mutual promises of the parties hereto and of the mutual benefits to be gained by the performance thereof, the parties hereto hereby agree as follows:

OPTION "A" - UPON The death of a Partner, the surviving Partner at his option, can submit to the executor or administrator (hereinafter called the "Legal Representative") of the deceased Partner a bid reflecting the amount and terms of a purchase of the deceased Partner's share within 30 days after receipt by the legal representative of an accounting of the deceased Partner's share by a certified public accounting firm. An answer as to the acceptance or rejection of said bid must be submitted by the legal representative within 30 days.

TRANSFER OF Deceased Partner's interest under Option "A":

a) If and only if the bid submitted on behalf of the surviving Partner is accepted by the legal representative of the deceased and the heirs of his estate, the surviving Partner shall pay to the legal representative an amount equal to the bid which amount shall constitute payment on account, or in full, as the case may be, for the decendent's interest in the Partnership.

b) Except as hereinafter provided, should the amount paid to the legal representative by the surviving Partner under paragraph a) preceding be less than the amount of bid for the decendent's Partnership interest, the surviving Partner upon receiving permission of the legal representative (unless he forthwith pays the balance in cash) shall concurrently execute and deliver to the legal representative a series of notes in an agreed upon amount and duration each (except as the note last falling due may be for a lesser balance), which notes shall aggregate the unpaid balance due the decendent's estate for his Partnership interest. Interest on said notes to be accepted by the legal representative. Each note shall provide that in the event of default in payment of principal, all notes subsequently due shall become due and payable immediately. Each note shall be subject to prepayment in whole or in part at any time. Upon failure of the surviving Partner and the legal representative to come to an agreement on payment or if the amount bid on behalf of the surviving Partner is not accepted the surviving Partner must proceed in line with the terms of Option "B" as outlined below:

c) Upon receipt of the money and the notes (due between the surviving Partner and the deceased Partner's estate, the legal representative shall execute and deliver to the surviving Partner such instruments as are necessary or proper to transfer full and complete title to the deceased's interest in the Partnership to the surviving Partner;

d) Upon the consummation of the purchase of the deceased Partner's interest pursuant to the foregoing provisions of this Article, the surviving Partner shall save harmless and indemnify the estate of the deceased Partner against all liabilities of the Partnership, which such surviving Partner assumes and agrees to pay. All profits and losses are shared equally up to the time the Legal Representative receives the full amount of the bid or cash and notes which together reflects the sum of the bid.

OPTION "B"

TRANSFER OF Deceased Partner's interest under OPTION "B": If in the event that the surviving Partner elects not to submit a buy out bid to the Legal Representative or in the event a bid is submitted which is subsequently rejected, the deceased Partner's share must be liquidated in line with Option "B" as defined herein.

THE Surviving Partner shall have solely at his discretion the option of business continuation with the heirs, devisees and Legal Representative of the deceased under the terms and conditions as set forth herein: UPON The death of one Partner a complete audit of the Partnership is to be made by a certified public accounting firm to be selected by the surviving Partner and approved by the Legal Representative. The cost of said audit is to be borne equally by the surviving Partner and the estate of the deceased Partner. Each Partner hereby grants authority to his Legal Representative to make additional investments in the Partnership during the period of time that his estate is being liquidated from the Partnership.

ASSETS Held by the Partnership at the time of death to be treated as follows:

1. Assets held for the purpose of resale over short term: Said assets are to be developed, if additional development is required, and offered on the market for sale in the regular course of Partnership business. A complete job order cost accounting system is to be esta blished by the surviving Partner and the certified public accounting firm, so that each asset sold is properly charged with all direct, indirect and overhead cost. Said assets to be liquidated within four years. The sale price of said assets to be established by the surviving Partner.
2. Assets held for the purpose of long-term investment and resale: Said assets are to be appraised by three certified appraisers in those states in which said assets are located. After appraisal said assets are to offered for sale at the appraised value in the year of sale, at a time agreed upon by the surviving Partner and Legal Representative. Said assets to be liquidated within three years from the date of death of

the deceased. The surviving Partner to have a first right of refusal to purchase the deceased Partner's share. A complete cost accounting system is to be established by the surviving Partner and the certified public accounting firm, so that the asset sold is properly charged with all direct, indirect and overhead cost.

3. Assets - both real and personal property held not for resale - An accounting by the certified public accounting firm and appraisal by a certified or qualified appraisors acceptable to both the surviving Partner and the legal representative is to be made of said assets. Assets to be offered for sale to the surviving Partner. The surviving Partner to give notice within 30 days after receipt of appraised value to the Legal Representative as to which if any of the assets he desires to purchase the share of the estate in said assets. Any assets not purchased by the surviving Partner are to be offered for sale to the general public. However, the surviving Partner to retain a first right of refusal on any property that is covered by this paragraph. Said assets to be liquidated within one year.

LIABILITIES Of the Partnership at the time of death to be treated as follows:

1. All liabilities to be maintained in a current position with respect to interest and principal and to be retired as the assets which they relate to are liquidated.

CAPITAL Investment after death but before liquidation:
IT Is to be understood that additional ordinary capital investments are required as the result of operations necessary to effectuate liquidations of the assets which are held at the time of death. These investments will be made by both the surviving Partner and the Legal Representative.

DISTRIBUTION Of Proceeds from sale of Assets:

1. The proceeds from the sale of assets not held by the Partnership for purpose of resale shall be distributed to the surviving Partner and to the estate of the deceased equally, after provision for the surviving Partner's commission. (See page 8.)

2. The proceeds from the sale of assets held for the purpose of resale, both short and long term, shall be distributed through the Partnership accounts to the surviving Partner and to the estate of the deceased equally, after provision for the surviving Partner's commission. (See page 8.)

FURTHER Business Activities of the Surviving Partner:
IT Is understood and agreed that the surviving Partner will have the right to purchase additional investment property and use the facilities of the Partnership for the purposes of maintaining, developing, operating, expanding and selling of these properties. A proper cost accounting system is to be established by the surviving Partner with the advise of a certified public accounting firm to assign direct and indirect cost to these additional investments of the surviving Partner.

THE Surviving Partner shall receive additional compensation in the form of a commission of 7% of the total sales price of property held at the date of death and liquidated as a result of operations under Option "B". This commission to be considered as an overhead expense item relating only to the sale of property which is held at the date of death.

COMMON Disaster Provision:
IN The event of the simultaneous death of both of the Partners, or in the event of the death of the survivor within 6 months after the death of the Partner first to die, unless within such time settlement in cash and notes, or the interest of the first deceased Partner has been liquidated by the survivor as provided herein, the estate of each Partner shall own its respective interest in the Partnership.

INCAPACITY Of Partner or Partners:
IN The event one or both Partners become permanently disabled, in such a way as not to be able to make his fair and just contribution to said Partnership, either mentally or physically, such Partner or Partners' interest to be liquidated in line with Option "A" or "B" of this Agreement.

TERMINATION Of Agreement:
THIS Agreement shall terminate upon the occurence of any one of the following events:

a) The written agreement of the Partners to that effect;

b) The bankruptcy or the dissolution, other than by death, of the Partnership;

c) The complete fulfillment of this Agreement according to its terms upon the happening of whichever of the following events shall first occur:

1) The disposal of the interest of either Partner during his lifetime;

2) The sale of the interest, upon his death, of the Partner

first to die;

3) The liquidation of the deceased's interest in said Partnership through normal operation: (option "B")

4) The death of both Partners either simultaneously or the occurrence of the death of the surviving Partner within the time after the death of the Partner first to die specified herein, unless within that time settlement shall have been made between the estate of the Partner first to die and the surviving Partner as provided herein.

AGREEMENT TO BE BOUND BY CONTRACT;

THIS Agreement shall be binding upon the Partners individually and their respective heirs, executors and administrators. The Partners agree for themselves and their heirs, executors and administrators to execute any instruments and to perform any acts which may be necessary or proper to carry out the purposes of this Agreement.

STATE LAW GOVERNING CONTRACT;

THIS Agreement shall be governed by the laws of the State of Wisconsin, and the laws of the states in which the Partnership may hold or operate investments.

CONCLUSION;

IN WITNESS WHEREOF, The Partners have executed this Agreement the day and year first above written.

WITNESS:

Jeffrey D. Knickmeier

Victoria L. Baures

James W. Smith

Thomas D. White

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
Vernon County)

Personally came before me, this 1st day of January the above named James W. Smith and Thomas D. White to me known to by the persons who executed the foregoing instrument and acknowledge the same.

Shirley M. Erickson

* Shirley M. Erickson
Notary Public Vernon County, WISC
My Commission is permanent. (If not state expiration date: January 3, 19 82)

MISCELLANEOUS REAL ESTATE 801

MISCELLANEOUS REAL ESTATE 803

AMERICAN LAND SALE 'N BARBEQUE

WOODLAND FARMS

MISCELLANEOUS REAL ESTATE 804

MISCELLANEOUS REAL ESTATE 805

SANDY BEACH

HUNTING/FISHING

FANTASTIC FISHING

FOUR SEASONS REALTY

PRIVATE WATERFRONT BAY

WOODLAND FARMS

MISCELLANEOUS REAL ESTATE 807

HARNESS & LAND 809

HARNESS & LAND 814

OWNER LEAVING STATE

WOODLAND FARMS

AUTOMOTIVE 818

818

'88 CHEV Cavalier Wgn AC, Tilt, Cruise, Cassette, Roof Rack, Low Mile, Sharp! $4,995 Walser Chry Plym

'87 DODGE Car Vans Wagons, Pickups, Trucks, Sports Cars, Exp Cars, Low Mile, Clean! Walser Chry Plym

'91 MERC MARQUIS Loaded, Leather, Sunroof, Premium Sound, Low Mile, Sharp! $12,995 Walser Chry Plym

'91 OLDS Cutlass Supreme, V6, AT, AC, Tilt, Cruise, Cassette, Low Mile, Sharp! $11,995 Walser Chry Plym

'91 PLYMOUTH Reliant Wagon, AT, A/C, Tilt, Cruise, Cassette, Low Mile, Sharp! $10,995 Walser Chry Plym

'88 PONTIAC Grand Safari 8 pass. wgn, power seat, cruise control, power locks, power windows, power mirrors, tilt, cassette, low miles, sharp as new! $7,995 Walser Chry Plym

BUICK Jeep Eagle

'88 PONTIAC 6000 SE Wgn Dark blue with cream interior, cassette, remaining warranty, low miles, sharp! $5,995

BUICK Jeep Eagle

'87 PONT Sunbird Wagon, Dark Blue, 62,000 miles, power steering, power brakes, AT, AC, Cassette, Sharp! $3,995 Walser Leasing 931-9001

'91 PONT 6000 WGN V6 AT AC Cassette Sharp! $9,995

'88 VW Fox Wagon, 23,000 miles 3 owner with AM-FM cassette, excellent condition, 1995 MORRIES MAZDA 544-1999

819

AMC

'88 AMC CONCORD 70K, Sharp! $1,195

BUICK

'91 BUICK REGAL Loaded, Sedan, Tilt, Cruise, Cassette, Power Door Locks, Power Seat, Power Mirrors, Power Antenna, Power Windows, Power Trunk Release, Cruise Control, Dual Air Bags, Anti-Lock Brakes, Low Miles, Sharp! $12,995 Bloomington Chry/Ply

BUERKLE BUICK • HONDA

'90 BUICK REGATTA Convertible C.D. Player, Leather M.S.R. $36,362 Today only $23,915

WALSER BUICK

[redacted] RIVIERA

BUERKLE BUICK • HONDA

'87 BUICK PARK AVE Dark blue beauty. Absolutely loaded. All options, including power moonroof. Check it out before time runs out!

Quality

'87 BUICK Century Special AC, Tilt, Cruise, Cassette, Low Miles, Sharp! $3,995

820

'91 BUICK LeSabre, V6, AT, AC, Tilt, Cruise, Cassette, Low Miles, Sharp! $12,995

'91 BUICK Century Special, V6, AT, AC, Tilt, Cruise, Cassette, Low Miles, Sharp! $10,995

'91 BUICK Regal Limited, V6, AT, AC, Tilt, Cruise, Cassette, Low Miles, Sharp! $13

DOCUMENT NO. 220234

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

Register's Office
Sawyer County } ss.
Received for record the 10 day of Sept A D 19 90 at 8 o'clock A M and recorded in vol. 453 B of Records on page 20
L. Jean Fuller
Register

Secretary

RETURN TO
Woodland Farms Realty
Box 93
~~De Soto, WI 54624~~

This Deed, made between BERNARD M. SULLIVAN and SANDRA SULLIVAN, his wife, and ROBERT M. SULLIVAN, an adult single man, Grantor,
and AMERICAN INVESTMENT COMPANY, a Wisconsin Partnership, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration One dollar and other valuable consideration conveys to Grantee the following described real estate in Sawyer County, State of Wisconsin:

Tax Parcel No: .....

Part of Government Lot Three (3), Section Three (3), Township Thirty-seven (37) North, Range Seven (7) West, described as Lots One (1), Two (2) and Three (3) recorded in Volume Twelve (12) of Certified Survey Maps, page 296, Survey No. 3002 and Lots Four (4) and Five (5) recorded in Volume Twelve (12) of Certified Survey Maps, page 297, Survey No. 3003.

TRANSFER
$ 67.50
FEE

This is not (is) (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And Grantors warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
Subject to all easements, exceptions and reservations of record.

and will warrant and defend the same.

Dated this 24th day of August, 19 90

Bernard M. Sullivan (SEAL)
BERNARD M. SULLIVAN

Robert M. Sullivan (SEAL)
ROBERT M. SULLIVAN

Sandra Sullivan (SEAL)
SANDRA SULLIVAN

(SEAL)

AUTHENTICATION

Signature(s) .....

authenticated this .....day of....., 19.....

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

THIS INSTRUMENT WAS DRAFTED BY
Norman L. Yackel
Attorney at Law

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

ACKNOWLEDGMENT

STATE OF ~~WISCONSIN~~ WISCONSIN
Sawyer County } ss.

Personally came before me this 24th day of August, 1990 the above named Bernard M. Sullivan, Sandra Sullivan and Robert M. Sullivan,

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

Carol Lofgren Fairbert
CAROL LOFGREN FAIRBERT
NOTARY PUBLIC
State of Wisconsin

Notary Public Sawyer Co., WI
My commission is permanent (If not, state expiration date: March 1, 1991)

VOL 453 PG 20

Name of persons signing in any capacity should be typed or printed below their signatures.

1817 S

MISCELLANEOUS REAL ESTATE 801

SAVE THIS MONTH!
ANNOUNCING SPECIAL
1991 SUMMER PRICES & TERMS
WOODBURY—LAKESIDE
$33,900 - $34,900
CHOICE BURNSVILLE
RIVERSIDE WALK-OUTS
$24,900 - $37,900
LARGE FOREST HOMESITES
$22,900 - $35,900
GOLF COURSE WALKOUTS
$33,900 - $35,900
CHAMPLIN ON THE PARK
LAKEVILLE WOODED
The Hottest Lots in Town
EDEN PRAIRIE
CHASKA
LAKEVILLE
EXECUTIVE HOMESITES
Cramer
EXECUTIVE HOME SITE
EDINA REALTY
NEW! MINNETONKA "LONE LAKE RIDGE"
ELK RIVER - $17,900
SAC WITH WOODS
PLYMOUTH/MAPLE GROVE
RIDGEDALE AREA
★ BLUFF VIEWS ★
★ MINNETONKA AREA ★
MISSISSIPPI RIVER LOT
EDINA REALTY
PRIOR LAKE
ST. LOUIS PARK
LAKE LOTS

MISCELLANEOUS REAL ESTATE 801

★★LOTS★★
APPLE VALLEY
"EAGAN"
"LAKEVILLE"
"CHASKA"
JIM OSTERSON 941-7805
DAN COOK 831-3701
APPLE VALLEY
LAKESHORE SITES
MYLAND POINTE SHORES
LAKEVILLE
LYNWOOD NORTH
NEW BRIGHTON
WEXFORD HEIGHTS
ARCON DEVELOPMENT
WOODED LOTS
WEST
★ BLOOMINGTON ★
PHASE II NOW OPEN
MAPLE GROVE
EDINA REALTY
MISCELLANEOUS REAL ESTATE
Land For Construction 802
1.1 ACRES—GOLF COURSE
CASH VERSUS PROMISES!
WOODED ACREAGE
MISCELLANEOUS REAL ESTATE
Homesites, Condo Land for Sale 803
7.34 ACRES-ONLY $13,900
DEER & GROUSE HUNTING ACREAGE

MISCELLANEOUS REAL ESTATE 803

BOY SCOUT CAMP
$7,500
WOODLAND FARMS
MISCELLANEOUS REAL ESTATE
For Sale & Wanted 804
ANNANDALE'S LAKESHORE SPECIALIST
WRIGHT COUNTY REALTY
★ CROSSLAKE AREA ★
$900 ACRE BOWSTRING LK
★USA★
KNUE LAKE
SAUK LAKE
THE RELOCATION CENTER
831-8010
JUST LISTED
BAKER REALTY
BRAINERD LAKES AREA
• PRICE REDUCED •
CENTURY 21 PINE SHORES
EMILY-OUTING
TENNIS ANYONE!!!
BY OWNER
LAKE HOME BY OWNER

MISCELLANEOUS REAL ESTATE 804

Century 21
OFFERS YOU THE FINEST
RECREATIONAL
SELECTION AVAILABLE
★★★★★★★
RECREATIONAL PROPERTIES BY VIDEO
• Water Over Mine Video
• RECREATIONAL
• Properties Throughout
• A Western Wisconsin
Lake Areas are Now
Available Through
Your Local Century 21
Recreational Office!
1-800-477-2121
★★★★★★★
Century 21
• WISC. LAKESHORE •
LAKE & SKI VILLAS
MODEL OPEN!!
Cuyuna Country/Crosby
AITKIN AREA
WOODS & SHORES
ONE HOUR TO MPLS
FISH TRAP LAKE 50±
BURNET REALTY
FALL PROPERTY LIST
1-800-726-8050
MORAN REALTY LONGVILLE
PARK RAPIDS AREA
★ CABIN RETREAT ★

MISCELLANEOUS REAL ESTATE 804

LAKE ALEXANDER
FISH TRAP LAKE
LAKE SHAMINEAU
ROUND LAKE
BAR REALTY
Real Estate Company
OF ALEXANDRIA
CALL TODAY!
1-800-950-3545
BRAINERD LAKES AREA
KUHLA REAL ESTATE
GARRISON/MILLE LACS
VOLKEN REALTY
★★ ANNANDALE ★★
OAK REALTY 1-274-5737
LONGVILLE AREA
ORNE FOOTE REALTY
WHITEFISH CHAIN
GULL LAKESHORE LOTS
LAKE SUPERIOR
NORTH SHORE

MISCELLANEOUS REAL ESTATE 804

• $500 DN - $155/MO •
FORECLOSURE
• $500 DN - $166/MO •
LAKESHORE
• $1000 DN - $158/MO •
Real Estate Company
OF BRAINERD
ENJOY ALL BENEFITS OF THE "WHITE PINE" TOWN
MCGREGOR AREA
1-800-765-5253
LAKE VERMILION/
PELICAN LAKE AREA
OAK REALTY 1-274-5737
PAYNES
CROSBY
MCGREGOR AREA
EDINA REALTY
BURNET REALTY
LONGVILLE
LAKE RANCH - $49,9

MISCELLANEOUS REAL ESTATE 804

Real Estate Company
OF HOPKINS-MINNETONKA
MCLEOD
• $500 DN - $155/MO •
LAKE SHORE PARADISE!
• $500 DN - $166/MO •
LAKESHORE
• $1000 DN - $158/MO •
612-332-4177
Real Estate Company
REALTY WORLD
GULL LAKE
ENJOY ALL BENEFITS OF THE "WHITE PINE" TOWN
MCGREGOR AREA
1-800-765-5253
LAKE COUNTRY
PELICAN LAKE
WOODLAND FARMS
PEACEFUL RETREAT
ALL THE RIGHT STUFF
NEW CUSTOM CABIN SHELL
STONE MASONS HOME
HAYWARD AREA
LAKE PROPERTIES

MISCELLANEOUS REAL ESTATE 804

WILDERNESS CHURCH CAMP
WOODLAND FARMS
PEACEFUL RETREAT
ALL THE RIGHT STUFF
NEW CUSTOM CABIN SHELL
STONE MASONS HOME
HAYWARD AREA
LAKE PROPERTIES

MISCELLANEOUS REAL ESTATE 805

Land, Farms, Homes For Sale & Wanted 805
HAYWARD WI
GORDY RAB
BEC CA
CANADA FI
PARK RA
FORGETT FI
Beautiful Mo
OPEN SUN
$32,875 ★

XHHB17 Y

DOCUMENT NO.
225194

STATE BAR OF WISCONSIN FORM 1 — 1983
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL 266 PAGE 60

REGISTER'S OFFICE
RUSK COUNTY } SS.
Received for Record the 18th
day of April AD 1990
at 10:15 o'clock A. M and
recorded in Vol. 266
Records on page 60
Mary Lu Nix
Register of Deeds

RETURN Woodland Farms Realty
Box 86
De Soto, WI 54624

This Deed, made between Sinnissippi Council Inc. Boy Scouts of America

..... Grantor,

and American Investment Company, a Wisconsin Partnership

..... Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Rusk County, State of Wisconsin:

Tax Parcel No:

The South one-quarter of Section Thirty-three (33), Township Thirty-four (34) North, Range Nine (9) West.

The North One-half of Section Four (4); and the Southwest Quarter of Section Four (4), Township Thirty-three (33) North, Range Nine (9) West.

The Northwest Quarter of the Northwest Quarter of Section Three (3), Township Thirty-three (33) North, Range Nine (9) West, Rusk County, State of Wisconsin.

TRANSFER
$ 774.00
FEE

This is not homestead property.
(is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And Sinnissippi Council Inc. Boy Scouts of America
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 9th day of March, 1990

(SEAL)

(SEAL)

Stephen B. King, President

(SEAL)

(SEAL)

ATTESTED: Donald McChesney, Secretary

AUTHENTICATION

Signature(s)

authenticated this day of, 19

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

THIS INSTRUMENT WAS DRAFTED BY
W. S. Wood, Attorney
100 S. Main St., Janesville, WI 53545

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Rusk County.

Personally came before me this 9th day of March, 1990 the above named Stephen B. King, President and Donald McChesney, Secretary of Sinnissippi Council, Inc., Boy Scouts of America

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

William S. Wood

William S. Wood
Notary Public Rusk County, Wis.
My Commission is permanent.

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 — 1983

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

EXHIBIT 5

470
Suburban Rentals

Real Estate

552
North

557
South

600
West St. Paul

602
South St. Paul

604
Mendota
Lilydale
Inver Grove Hts

610
Eagan

612
Burnsville
FORECLOSURES

702
Falcon Hts.
Lauderdale
Roseville

706
North Central
Suburban, North Oaks,
Vadnais Heights &
Little Canada
$79,900

708
White Bear Area

709
Forest Lake
Area
3 AC, BARN, $84,900
TUBBS REALTY 464 6015

711
Southern
Chisago Co

712
Maplewood
North St. Paul
1ST TIME HOME BUYERS
NEW CONSTRUCTION
BY
ED CAVE & SONS INC

714
Phalen

716
Eastside
St. Paul

720
Southeast
St. Paul

721
Lakeland
Afton
Denmark

722
Newport
St. Paul Park
Cottage Grove

H.U.D. BARGAINS
FIRST COME MAKE OFFER
REALTY WORLD Minn State
COTTAGE GROVE

725
Pine Springs
Lake Elmo
Oakdale

726
Woodbury
BUILDER MODEL

740
Crosse Hill

742
Central

744
Comm

746
St. Anthony
Midway

765
Arden Hills
Shoreview
CARPENTER HOMES

786
West Central Wis.
St. Croix Co., Hudson,
No. Hudson, Somerset
& New Richmond

800
Mobile Homes
Parks, Sites
St. Paul & Suburbs
COTTAGE GROVE
ESTATES
SINGLE FAMILY HOMES
FROM $29,900
HPL INC 459-0234
$500 TAKE OVER PAYMENTS
CHEAP REPOS
ARDEN HILLS
ROSEVILLE
MAPLEWOOD/ROLLING HILLS

803
Lots for Sale &
Wanted-St. Paul
& Suburban Area
WOODS AND PONDS
MID 3,000's-$30'S
MAPLEWOOD NORTH

805
Hunting &
Recreational Land
YEAR END
LAKE
[redacted]

806
Small Acreage
AUSTRIAN
WHITE PINE
FARM
WOODLAND FARMS

811
Bus./Indus. Prop.
For Sale-St. Paul &
Suburban Area
LOCATION

815
Apartment Buildings
For Sale

816
Investment Property
For Sale
"Inside Classified"
BUSINESS/TWIN CITIES

827
Real Estate Wanted

828
Real Estate Loans

831
Minnesota Lake &
Resort Property
OF HINCKLEY
Beautiful River Prop.
Secluded River Parcel
Sportsmen's Delight
West Hunters Base Camp
OF ALEXANDRIA

832
Wisconsin Lake &
Resort Property
OWNER
LEAVING
STATE
WOODLAND FARMS

MOVERS
MOVING
TRANSPORT CO.
636-9513
MAKE THE RIGHT MOVE
CENTENNIAL CONDOS
★ FIND IT TODAY ★
CALL 636-3660
THE APARTMENT GUIDE
ROSEVILLE NEWER WALKING
1 MO FREE RENT W/LEASE
ROSEVILLE LEX TWIN APTS
ROSE PARK APTS
ROSEVILLE TERRACE APTS
ST CLAIR NEWER BLDG
NOTICE
TO RENTAL ADVERTISERS
Symbol Available
Special 2 BR 2 Bath Units
COUNTRY SETTING
Maplewood Apts
VAN DYKE APTS
NOTICE

WHITE BEAR MANOR
476-3472
2 MAS SPECIAL
DECEMBER RENT FREE

457
Condos / Townhouses
BATTLE CREEK TOWNHOME
3 BR TOWNHOUSE
Battle Creek Area
BLAIR HOUSE

460
Houses / Unfurnished
NOTICE
TO RENTAL ADVERTISERS
Symbol Available

462
Duplexes /
Dble. Bungalows —
Unfurnished
NOTICE
TO RENTAL ADVERTISERS
Symbol Available

464
Gar. / Storage Space

ROUND LAKE ESTATES

AQUARIUS

CONTINENTAL GARDENS

NOTICE
TO RENTAL ADVERTISERS
Symbol Available

464
Gar. / Storage Space

470
Suburban Rentals

Real Estate

716
Eastside St. Paul

557
South

576
Dayton
Champlin
Maple Gr., Osseo

602
South St. Paul

608
Inver Grove Hts.

610
Eagan

702
Falcon Hts.
Lauderdale
Roseville

706
North Central
Suburban, North Oaks,
Vadnais Heights &
Little Canada

709
Forest Lake
Area

711
Southern
Chisago Co.

712
Maplewood
North St. Paul

457
Condos / Townhouses

462
Duplexes / Dble. Bungalows
Unfurnished

NOTICE
TO RENTAL ADVERTISERS
Symbol Available

460
Houses / Unfurnished

NOTICE
TO RENTAL ADVERTISERS
Symbol Available

720
Southeast St. Paul

725
Pine Springs
Lake Elmo
Oakdale

726
Woodbury

728
Riverview
Cherokee

742
Central

744
Como

LENTSCH
Realtors
407-3275

714
Phalen

750
Metropolitan
Grandview
River Road Area

765
Arden Hills
Shoreview

800
Mobile Homes
Parks, Sites
St. Paul & Suburbs

803
Lots for Sale &
Wanted-St. Paul
& Suburban Area

805
Hunting &
Recreational Land

811
Out-Lots, Prop.
For Sale-St. Paul &
Suburban Area

LOCATION

815
Apartment Buildings
For Sale

816
Investment Property
For Sale

827
Real Estate Wanted

828
Real Estate Loans

831
Minnesota Lake &
Resort Property

832
Wisconsin Lake &
Resort Property

837
Outside of
Minnesota Property

BUY IT. SELL IT. FIND IT.
CLASSIFIED

BUY IT. SELL IT. FIND IT.

It's...

EXHIBIT 7

DOCUMENT NUMBER

212570

WARRANTY DEED by Corporation
FORM 20

THIS SPACE RESERVED FOR RECORDING DATA

VOL. 281 PAGE 29

Register's Office
Washburn Co. Wis. } ss.
Received for record the 28 day of Feb. AD 1990 at 8:00 o'clock A M. Recorded in Vol. 281 of Records on page 298

Edward A. Nelson
Register

By _____ Deputy

Fee $5.00
Pd 4.00 Ck #1017
Due $1.00
By &

RETURN AFTER RECORDING TO
Woodland Farms Realty
Box 98
De Soto, WI 54624

Tax Parcel No: _____

Spooner Indianhead Enterprises, Inc.

a Wisconsin corporation, with its principal office at Spooner, conveys and warrants to American Investment Company, a Wisconsin Partnership

the following described real estate in Washburn County, State of Wisconsin:

Lots Three (3), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Fourteen (14), Fifteen (15), Sixteen (16), Twenty-one (21), Twenty-two (22), Thirty-three (33), Thirty-four (34), Thirty-five (35) and Thirty-six (36), Deep Lake Hills, according to the recorded Plat thereof.

TRACT
RECORDED
GRANTOR
GRANTEE
COMPARED

TRANSFER
$ 292.50
FEE

Exception to warranties:

Dated: January 22, 19 90

ATTEST:

DuWayne J. Benson
Secretary

SPOONER INDIANHEAD ENTERPRISES, INC.
Corporate Name

Gene M. Thompson
President

*By Gene M. Thompson

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19 __

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by § 706.06, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY

Gene M. Thompson

ACKNOWLEDGMENT

STATE OF WISCONSIN
Washburn County. } ss.

On Jan. 22, 1990, personally appeared before me Gene M. Thompson and DuWayne J. Benson who acknowledged that they were _____ president and _____ secretary, respectively of Spooner Indianhead Enterprises, Inc. a corporation, and that they, as such _____ president and _____ secretary, being authorized to do so, executed the foregoing instrument on the corporation's behalf.

Eugene M. Parks

Notary Public Washburn County, Wisconsin

My Commission is permanent, or expires on April 21, 19 91

*The name of every person signing in any capacity should be typed or printed below his or her signature.

EXHIBIT-8.

WTF 2298

1-800-950-3545

★ PONTO LAKE ★

★ ISLAND LAKE ★

★ NORWAY LAKE ★

HEARTLAND REAL ESTATE

LAKE SUPERIOR NORTH SHORE

THE RELOCATION CENTER
631-8010

EXECUTIVE LAKE HOME

★ SULLIVAN LAKE ★

BURNET REALTY

COMPLETE HOMES

LAKE ALEXANDER

WOMAN LAKE CHAIN
5000 ACRES OF WATER

LAKE SUPERIOR NORTH SHORE

Lake Sullivan Lumber, Circle Drive

EDINA REALTY

100 PLUS LAKESHORE

LAKE OSAKIS

LAKESHORE LOTS

KUBELA REAL ESTATE

AITKIN AREA

$49,000

FREE BROCHURE
Leagville-Outing Area

BILL HANSEN REALTY
NESWA

LOG HOME & CABINS

1-800-765-5253

★★ ANNANDALE ★★

OAK REALTY 1-274-5737

MISCELLANEOUS REAL ESTATE

805

OWNER LEAVING STATE

WOODLAND FARMS

PEACEFUL RETREAT

ABSOLUTE AUCTION

SPECTACULAR PENINSULA

A SPIRITUAL RETREAT

REALTORS/DEVELOPERS/PUBLIC

3 FOR THE PRICE OF 1

COMPLETE LAKE HOME

HAYWARD AREA LAKE PROPERTIES

CLEAR COUNTRY LIVING

1-800-548-1074

807

LEECH LAKE RESORT

RESORT SPECIALISTS

★ RESORTS ★

$743,000 GROSS

★USA★

CANADIAN RESORTS

PARK LAKE, MN

EDINA REALTY

VERMILION RESORT

RE/MAX®

20 A. HOBBY FARM

EDINA REALTY

CROW RIVER REALTY

MUST SELL BY AUG 30

Affordable Country Living

EDINA REALTY

ROCKFORD ACREAGE

EDINA REALTY

LUNDI LUNDI LUND

BURNET REALTY

QUIET COUNTRY HOME

BURNET REALTY

10 ACRE LAKESHORE

20 ACRES

EDINA REALTY

HOBBY FARM, N.W.W.

EDINA REALTY

73 Acres Waconia

10 Acres + Lakeshore

Secluded Contemporary

A HOME IN THE COUNTRY

EDINA REALTY

RURAL LAND

811

CROW RIVER REALTY

RURAL LAND

814

BANK SALE
$17,600
LAKE LAND

WOODLAND FARMS

RURAL LAND

815

MASTERPIECE FARM

Hiatt 9

DOCUMENT NO.

266131

BAR OF WISCONSIN FORM 1 — 1988
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL 458 PAGE 518

BURNETT COUNTY
WISCONSIN
RECEIVED AND RECORDED

JUL 5 1990

AT 2:25 O'CLOCK PM
VOL 458 PAGE 518
Elaine K. Olson
REGISTER OF DEEDS

RETURN TO
Gerald Wagner

This Deed, made between Lloyd K. Peterson, Dolores B. French, Robert S. Peterson, Shirley C. Mlinar, Grantor, and American Investment Company, a Wisconsin Partnership, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Burnett County, State of Wisconsin:

Tax Parcel No:

Government Lot 6, Section 1, Township 38 North of Range 16 West, Town of Siren, Burnett County, Wisconsin.

TRANSFER
$ 120.00
FEE

This is not homestead property.
(is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except zoning ordinances, building codes and easements of record, if any

and will warrant and defend the same.

Dated this 18th day of June, 19 90

Lloyd K. Peterson (SEAL)
Lloyd K. Peterson

Robert S. Peterson (SEAL)
Robert S. Peterson

Dolores B. French (SEAL)
Dolores B. French

Shirley C. Mlinar (SEAL)
Shirley C. Mlinar

ACKNOWLEDGMENT

STATE OF FLORIDA
Levy County. } ss.
Personally came before me this 22nd day of June, 1990 the above named Dolores B. French to me known to be the person who executed the foregoing instrument and acknowledge the same
Shirley E. Phillips
Notary Public Levy County.
My Commission is permanent. (If not, state expiration date: June 14, 1991.)

This instrument was drafted by Thomas G. Kissack

EXHIBIT 10

ACKNOWLEDGMENT

STATE OF ~~WISCONSIN~~ MN
RAMSEY County. } ss.
Personally came before me this 18th day of June, 1990 the above named Lloyd K. Peterson, Dolores B. French, Robert S. Peterson, Shirley C. Mlinar to me known to be the persons who executed the foregoing instrument and acknowledge the same.
Marcene S. Johnson
Notary Public MARCENE S. JOHNSON NOTARY PUBLIC - MINNESOTA RAMSEY COUNTY My Commission Expires Sept. 14, 1994 County, ~~Wis.~~ MN
My Commission is permanent. (If not, state expiration date: ..., 19...)

MISCELLANEOUS REAL ESTATE 803

$100 DOWN PAYMENT

HUNTING LAND
BRAINERD LAKES AREA

802

RED CEDAR CHAIN OF LAKES

WOODLAND FARMS
1-800-255-5066

QUALITY CABIN

MISCELLANEOUS REAL ESTATE 804

OPEN HOUSE

1-800-765-5253

CROSBY DALI

OPEN 1-4 SAT & SUN
NEW LAKE HOMES & SITES

EDINA REALTY

803

FREE BROCHURE
Longville-Outing Area

BILL HANSEN REALTY

MISCELLANEOUS REAL ESTATE 804

BAY LAKE

PARTRIDGE LAKE

FARM ISLAND LAKE

CLEARWATER LAKE

WALT REINS REALTY

1-800-950-3545

1-800-765-5253
SCENIC LITTLE LAKE VILLE

HUNTING LAND
TIMBER LAND

OPEN HOUSE

BRAINERD LAKE HOME

MISCELLANEOUS REAL ESTATE 804

ANNANDALE'S LAKESHORE SPECIALIST

WRIGHT COUNTY REALTY

★ CROSSLAKE AREA ★

LAKESIDE WOODS
ON FOREST LAKE
PHASE III

★ ANNANDALE AREA ★

EDINA REALTY

OPEN SAT & SUN 12-4 PM

PRICE REDUCED $8000

KUETHER REAL ESTATE

LAKE MILLE LACS

COON LAKE

OUTING - DULUTH AREA

LOG HOME & CABINS

MISCELLANEOUS REAL ESTATE 804

CHOICE RIVER LOT

CANOE TO LAKES

NEW STARTER CABIN

HUNTING BASE CAMP

BRAINERD LAKES AREA

KUFELLA REAL ESTATE

PARK RAPIDS

CALL AL
ST. RIVER REAL ESTATE
TOLL FREE 1-800-752-6582 OR 218-732-9648.

THE RELOCATION CENTER

LAKE SUPERIOR
NORTH SHORE

THE RELOCATION CENTER
831-8010

LAKE KORONIS

CLIFF'S REALTY

★ ANNANDALE ★

OAK REALTY 1-274-5737

NO GREENFEES

RAINY LAKE

LAKE IDA - Alexandria, MN

LAKE OSAKIS

MISCELLANEOUS REAL ESTATE 804

LOG HAVEN

1-800-548-1074

CHOICE RIVER LOT

CANOE TO 3 LAKES

NEW STARTER CABIN

HUNTING BASE CAMP

FOLLOW RED BRICK ROAD

CHOICE LOTS - EASY TERMS

END OF THE ROAD

HAYWARD AREA
LAKE PROPERTIES

SILVER LAKE SUGAR SAND

MISCELLANEOUS REAL ESTATE 807

RED LAKE RESORT

★ USA ★

CANADIAN RESORTS

809

★ ONE OF A KIND! ★

30 EDINA ACRES

BURNET REALTY

JAC HOBBY FARM

EDINA REALTY

★★ ANNANDALE ★★

OAK REALTY 1-274-5737

HARD TO FIND

Executive Acreage $177,9

WACONIA $99,900

WEST METRO ACREAGES

EDINA REALTY

HUD 6+ AC IN MTI $44,900

HOBBY FARMS W/NW

MISCELLANEOUS REAL ESTATE 809

SECLUDED PRIVACY
LISTEN! HEAR THAT!

EDINA REALTY

1,000
ACRES

WOODLAND FARMS
1-800-255-5066

CARVER COUNTY

10 ACRE LAKESHORE

813

ABANDONED FARM

LAKESHORE LOG CABIN

UNITED NATIONAL REALTY

814

LAST
LAKE LOT
LEFT!

WOODLAND FARMS
1-800-255-5066

815

EXHIBIT 11

SURVEYOR'S CERTIFICATE

I, Mark E. Krause, a Professional Land Surveyor, hereby certify:

THAT I have surveyed, divided and mapped the Plat of TAYLOR LAKE, located in Government Lot 6, Section 1, Township 38 North, Range 16 West, Town of Siren, County of Burnett, State of Wisconsin, and more particularly described as follows:

Commencing at the North Quarter corner of said Section 1;

THENCE S00°12'30"E 2163.61 feet to the NORTHWEST corner of aforesaid Government Lot 6, being the Point of Beginning;

THENCE S00°11'03"E 329.37 feet along the West line of said Government Lot 6;

THENCE S00°12'35"E 734.16 feet along said West line of Government Lot 6;

THENCE S00°11'15"E 355.85 feet along the West line of Government Lot 6 to the Southwest corner of Government Lot 6;

THENCE S88°53'56"E 1315.32 feet along the South line of Government Lot 6 to the Southeast corner of Government Lot 6;

THENCE N00°08'03"W 1310.77 feet along the East line of Government Lot 6 to the Northeast corner of Government Lot 6;

THENCE N88°59'36"E 1313.29 feet along the North line of Government Lot 6 to the Point of Beginning.

This parcel, all of Government Lot 6, contains 1,721,187 square feet (39.51 acres). Area shown on the map (1,663,174 square feet, 38.16 acres), more or less) is all of Government Lot 6, except those lands lying between the highwater line of Taylor Lake and the East line of Government Lot 6. This parcel is subject to easements of record.

THAT I have made such survey, land division and plat by the direction of Gerald E. Wagner, Agent for American Investment Company, a Wisconsin Partnership;

THAT such plat is a correct representation of all exterior boundaries of this land surveyed and the division made thereof;

THAT I have fully complied with the applicable provisions of Chapter 236 Wisconsin Statutes and the Subdivision Regulations of Burnett County in surveying and mapping the same.

Dated this 5th day of June, 1990.

Mark E. Krause

Mark E. Krause, Professional Land Surveyor No. 81808

WISCONSIN MARK E. KRAUSE S-1808 SENTER, WAS LAND SURVEYOR

OWNER'S CERTIFICATE OF DEDICATION

As owners we hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped and dedicated, as represented on this plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Burnett County Planning and Zoning Committee.

Witness the hand and seal of said owners this 16th day of July, 1990.

In presence of:

Judith E. Krause

Janice M. Clausen

American Investment Company, A Wisconsin Partnership
James W. Smith, Partner

American Investment Company, A Wisconsin Partnership
Thomas D. White, Partner

STATE OF WISCONSIN) s.s.
BURNETT COUNTY)

Personally came before me this 16th day of July, 1990, the above named James W. Smith and Thomas D. White to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Janice M. Clausen
Notary Public Crawford County
My Commission 2.27.94

TOWN TREASURER'S CERTIFICATE

STATE OF WISCONSIN) s.s.
COUNTY OF BURNETT)

I, Judith A. Johnson, being the duly elected, qualified and acting treasurer of the Town of Siren, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of July 18, 1990, on any of the land included in the Plat of TAYLOR LAKE.

July 18 1990
Date

Judith A. Johnson, Siren Township Treasurer

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF BURNETT) s.s.

I, Julie Johnson, being the duly elected, qualified and acting treasurer of the County of Burnett, do hereby certify that the records in my office show no undrawdown tax sales and no unpaid taxes or special assessments as of July 17th, 1990, affecting the lands included in the Plat of TAYLOR LAKE.

July 17th, 1990
Date

Julie Johnson, Burnett County Treasurer

COUNTY PLANNING AND ZONING COMMITTEE

"Resolved, that the plat known as TAYLOR LAKE is hereby approved in compliance with the Burnett County Zoning Regulations."

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Burnett County Planning and Zoning Committee made effective this 20th day of July, 1990.

George W. Sears
George W. Sears

DOCUMENT NO.

267368

STATE BAR OF WISCONSIN FORM 11 - 1982
LAND CONTRACT
Individual and Corporate
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER $25,000 IS FINANCED AND IN OTHER NON-CONSUMER ACT TRANSACTIONS)

THIS SPACE RESERVED FOR RECORDING DATA

VOL 461 PAGE 473
BURNETT COUNTY
WISCONSIN
RECEIVED AND RECORDED

OCT 1 1990

AT 10:30 O'CLOCK AM
VOL 461 PAGE 473
Elaine K Olson
REGISTER OF DEEDS

RETURN TO: FIRST NATIONAL BANK
P O Box 129
Bangor, WI 54614

Contract, by and between AMERICAN INVESTMENT COMPANY, A WISCONSIN PARTNERSHIP, TRADE NAME NO. 27235 ("Vendor", whether one or more) and GARY F. TUCKER AND NEALA M. TUCKER, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY ("Purchaser", whether one or more). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interests (all called the "Property"), in Burnett County, State of Wisconsin:

Tax Parcel No. .....

See attached sheet for legal description.

FEE
No. 77.22(2)
EXEMPT

State of Wisconsin
County of Burnett
This document is a full, true and correct copy of the original on file and of record in my office and has been compared by me
Date Dec. 21, 94
Elaine K Olson
Elaine K. Olson, Register of Deeds
Copy
Vol 461 Page 473
Land Contract

This is not homestead property. (is not) This is non-marital property for James W. Smith and Thomas D. White

Purchaser agrees to purchase the Property and to pay to Vendor at First National Bank of Bangor the sum of $30,000.00 in the following manner: (a) $6,000.00 at the execution of this Contract; and (b) the balance of $24,000.00, together with interest from date hereof on the balance outstanding from time to time at the rate of 11.5 per cent per annum until paid in full, as follows:

Said principal and interest shall be payable in 11 installments of not less than $280.37 per month, commencing on the 20th day of October, 1990 and on the same day of each succeeding month, plus a final payment of unpaid principal and interest due September 20, 1991. This balance may be refinanced at the First National Bank of Bangor at the then current interest rate as determined by said Bank, for an additional period not to exceed 1 year, with payments amortized based on a period not to exceed 14 years, provided that the Purchaser is otherwise in compliance with the terms of this Contract. Financing is to be continued for a 10 year period, based on 1 year renewable notes.

Provided, however, the entire outstanding balance shall be paid in full on or before the ..... day of September 20, 2000, (the maturity date).

Following any default in payment, interest shall accrue at the rate of 12 % per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

~~Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably anticipated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor, Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest unless otherwise required by law.~~

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount may be prepaid without premium or fee upon principal at any time after ..... 19..... (OR) ~~there may be no prepayment of principal without permission of Vendor.~~*

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination except:

none

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on September 23, 19 90

*Cross Out One.

EXHIBIT 13

Purchaser promises to pay w due all taxes and assessments levied on the property or upon Vendor's interest in it and to deliver to Vendor on de...nd receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of $.none/land..only....., but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenantable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: .....

Restrictions...covenants and easements of record.....

Land taken or conveyed for highway purposes.....

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of ..15.... days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of ....15.. days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Effective date the 23rd day of September, 19 90

American Investment Company, by:

.....(SEAL)
Thomas D. White

.....(SEAL)
James W. Smith

(X) .....(SEAL)
Gary F. Tucker

(X) .....(SEAL)
Neala M. Tucker

AUTHENTICATION

Signature(s) .....

.....

authenticated this .....day of....., 19.....

.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, ...
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

John P. Ebben, Attorney

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Vernon County.

Personally came before me this 23rd day of September, 19 90 the above named Thomas D. White, James W. Smith, Gary F. Tucker, Neala M. Tucker

to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Janis L. Stuter
Janis L. Stuter

Notary Public Crawford County, Wis.
My Commission is permanent. (If not, state expiration date: 3-27 19 94)

TL05

...es of persons signing in any capacity should be typed or printed below their signatures.

ONTRACT — Individual and Corporate — State Bar of Wisconsin, Form No. 11 — 1982

LEGAL DESCRIPTION

Lot 5, Taylor Lake, according to the Plat thereof recorded July 19, 1990, in Volume 5 of Plats, Page 203 as Document No. 266289, located in Government Lot 6, Section 1, Township 38 North, Range 16 West in the Town of Siren, Burnett County, Wisconsin.

Together with right of ingress and egress over and across the PRIVATE INGRESS EGRESS EASEMENT as more fully depicted on the Plat of TAYLOR LAKE. Said easement also to be used for utility purposes.

Reserving unto the Grantors, and their heirs, executors and assigns, easement rights for ingress, egress, and utility purposes. These easement rights include the right to clear, grade, make surface improvements and install overhead and underground utilities over, under and across the following described parcels of land:

The PRIVATE INGRESS EGRESS EASEMENT as more fully depicted on the Plat of TAYLOR LAKE.

The above described property is further subject to the following:

PROTECTIVE COVENANTS

1. The Grantees, for themselves, their heirs and assigns, agree that no mobile homes or permanent campers or buses shall be placed upon the premises herein conveyed. "Mobile homes" includes any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly known as "mobile homes", whether placed on a foundation or not.

2. The Grantees, for themselves, their heirs, and assigns, shall not permit unregistered or abandoned vehicles, trash or junk to remain on said premises.

3. All structures shall have exterior finish, clapboard siding, shingles, masonry, or equal quality finish. There is to be no tar paper, tar shingles, or tar paper siding allowed.

4. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within 6 months after construction is commenced.

5. Any primary residential structure must have a minimum 500 square feet of living space.

6. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.

7. The land is restricted against commercial timbering and commercialization.

DOCUMENT NO

307555

STATE BAR OF WISCONSIN FORM 11 - 1982
LAND CONTRACT
Individual and Corporate
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER $25,000 IS FINANCED AND IN OTHER NON-CONSUMER ACT TRANSACTIONS)

THIS SPACE RESERVED FOR RECORDING DATA
VOL 462 PAGE 63

BURNETT COUNTY
WISCONSIN
RECEIVED AND RECORDED

OCT 15 1990

AT 11:30 O'CLOCK A.M.
VOL 462 PAGE 63
Sandra A. Lee
Dep. REGISTER OF DEEDS

RETURN TO FIRST NATIONAL BANK
P O Box 129
Bangor, WI 54614

Contract, by and between .....AMERICAN INVESTMENT COMPANY A WISCONSIN PARTNERSHIP TRADE NAME NO. 27235..... ("Vendor", whether one or more) and.....JULIE M. MILLER, A SINGLE PERSON..... ("Purchaser", whether one or more). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interests (all called the "Property"), in .....Burnett..... County, State of Wisconsin:

Tax Parcel No. .....

See attached sheet for legal description.

[illegible] true and correct [illegible] on file and of record [illegible] been compared by me
Oct 27 1990
Sandra Lee
Register of Deeds
Deputy
462 63
Land Contract

FEE
No. 77.22(2)
EXEMPT

This .....is not..... homestead property. (~~XX~~ (is not)

This is non-marital property for James W. Smith and Thomas D. White

Purchaser agrees to purchase the Property and to pay to Vendor at ...First National Bank of Bangor the sum of $.....20,000.00..... in the following manner: (a) $.....4,000.00..... at the execution of this Contract; and (b) the balance of $...16,000.00....., together with interest from date hereof on the balance outstanding from time to time at the rate of.....11.5..... per cent per annum until paid in full, as follows:

Said principal and interest shall be payable in 11 installments of not less than $ 224.95 per month, commencing on the 5th day of November ,1990 and on the same day of each succeeding month, plus a final payment of unpaid principal and interest due October 5, 1991. This balance may be refinanced at the First National Bank of Bangor at the then current interest rate as determined by said Bank, for an additional period not to exceed 1 year, with payments amortized based on a period not to exceed 9 years, provided that the Purchaser is otherwise in compliance with the terms of this Contract. Financing is to be continued for a 10 year period, based on 1 year renewable notes.

Provided, however, the entire outstanding balance shall be paid in full on or before the.....5th..... day of October 5, 2000.....~~XXX~~..... (the maturity date).

Following any default in payment, interest shall accrue at the rate of ...12..... % per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

~~Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably anticipated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor, Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest unless otherwise required by law.~~

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount may be prepaid without premium or fee upon principal at any time after....., 19..... ~~(OR) there may be no prepayment of principal without permission of Vendor.*~~

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination except:

none

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on .....September 26..... 19 90....

*Cross Out line.

XHIBIT 14

Purchaser promises to pay [illegible] due all taxes and assessments levied on the property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of $..none/land only....., but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenantable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: .....

REstrictions, covenants and easements of record.
Land taken or conveyed for highway purposes.

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of ..15.... days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of ..15.... days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Effective date, the 26th day of September, 19 90

American Investment Company, by:

.....(SEAL)
Thomas D. White

.....(SEAL)
James W. Smith

x Julie M. Miller (SEAL)
Julie M. Miller

.....(SEAL)

AUTHENTICATION

Signature(s) .....

.....

authenticated this .....day of....., 19.....

.....

.....

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, ...
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

..John P. Ebben, Attorney

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Vernon County.

Personally came before me this 26th day of September, 19 90 the above named James W. Smith, Thomas D. White, Julie M. Miller

.....

.....

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Janis R. Stute

Janis R. Stute

Notary Public Crawford County, Wis.
My Commission is permanent (If not, state expiration date: 2-27-94 19.....)

All persons signing in any capacity should be typed or printed below their signatures.

267555

LEGAL DESCRIPTION

Lot 10, Taylor Lake, according to the recorded Plat thereof, located in Government Lot 6, Section 1, Township 38 North, Range 16 West in the Town of Siren, Burnett County, Wisconsin.

Together with right of ingress and egress over and across the PRIVATE INGRESS EGRESS EASEMENT as more fully depicted on the Plat of TAYLOR LAKE. Said easement also to be used for utility purposes.

Reserving unto the Grantors, and their heirs, executors and assigns, easement rights for ingress, egress, and utility purposes. These easement rights include the right to clear, grade, make surface improvements and install overhead and underground utilities over, under and across the following described parcels of land:

(1) The PRIVATE INGRESS EGRESS EASEMENT as more fully depicted on the Plat of TAYLOR LAKE, and

(2) The southerly sixty-six (66) feet of Lot 10 lying East of the PRIVATE INGRESS EGRESS EASEMENT. The Grantors reserve the right to improve said south 66' for roadway and utility purposes.

The above described property is further subject to the following:

PROTECTIVE COVENANTS

1. The Grantees, for themselves, their heirs and assigns, agree that no mobile homes or permanent campers or buses shall be placed upon the premises herein conveyed. "Mobile homes" includes any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly known as "mobile homes", whether placed on a foundation or not.

2. The Grantees, for themselves, their heirs, and assigns, shall not permit unregistered or abandoned vehicles, trash or junk to remain on said premises.

3. All structures shall have exterior finish, clapboard siding, shingles, masonry, or equal quality finish. There is to be no tar paper, tar shingles, or tar paper siding allowed.

4. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within 6 months after construction is commenced.

5. Any primary residential structure must have a minimum 500 square feet of living space.

6. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.

7. The land is restricted against commercial timbering and commercialization.

DOCUMENT NO 268509

WARRANTY DEED

ST E BAR OF WISCONSIN FORM 2 — 1982

THIS SPACE RESERVED FOR RECORDING DATA

VOL 464 PAGE 302

BURNETT COUNTY
WISCONSIN
RECEIVED AND RECORDED

DEC 3 1 1990

AT 10:30 O'CLOCK A.M.
VOL 464 PAGE 302
Sandra A. Ste
Dep REGISTER OF DEEDS

(First Nat'l Bk -Bangor)
RETURN TO Woodland Farm Realty
Box 90
Do Sato, WI 54824

AMERICAN INVESTMENT COMPANY, A WISCONSIN PARTNERSHIP:
TRADE NAME NO. 27235

conveys and warrants to CAROLYN LEE GEYER, A SINGLE PERSON

the following described real estate in Burnett County, State of Wisconsin:

Tax Parcel No: .....

See attached sheet for legal description

TRANSFER
$ 60.00
FEE

This document is a full, true and correct copy of the original on file and of record in my office and is seen compared by me.
Dec 31 '94
Elaine K. Olson
Register of Deeds
Burnett County
Vol 464 Page 302
no needs

This is not homestead property (is not) This is non-marital property for James W. Smith and Thomas D. White.

Exception to warranties: Restrictions, covenants and easements or record. Liens, encumbrances and other matters created by act or omissionof the purchaser.

Dated this 21st day of December, 1990

American Investment Company, by:

(SEAL) James W. Smith (SEAL)

(SEAL) Thomas D. White (SEAL)

AUTHENTICATION

Signature(s) .....

authenticated this .....day of....., 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, ... authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

John P. Ebben, Attorney

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Vernon County.

Personally came before me this 21st day of December, 19 90 the above named James W. Smith, Thomas D. White

to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Janis L. Stute

Notary Public Crawford County, Wis.
My Commission is permanent. (If not, state expiration date: 3-27, 19 94)

TL-6 EXHIBIT 15

*Names of persons signing in any capacity should be typed or printed below their signatures.

268509

VOL 464 PAGE 303

LEGAL DESCRIPTION

LOT 5, TAYLOR LAKE, according to the recorded Plat thereof, in the Town of Siren, Burnett County, Wisconsin.

Together with right of ingress and egress over and across the PRIVATE INGRESS EGRESS EASEMENT as more fully depicted on the Plat of TAYLOR LAKE. Said easement also to be used for utility purposes.

Reserving unto the Grantors, and their heirs, executors and assigns, easement rights for ingress, egress, and utility purposes. These easement rights include the right to clear, grade, make surface improvements and install overhead and underground utilities over, under, and across the following described parcels of land:

> The PRIVATE INGRESS EGRESS EASEMENT as more fully depicted on the Plat of TAYLOR LAKE.

The above described property is further subject to the following:

PROTECTIVE COVENANTS

1. The Grantees, for themselves, their heirs and assigns, agree that no mobile homes or permanent campers or buses shall be placed upon the premises herein conveyed. "Mobile homes" includes any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly known as "mobile homes", whether placed on a foundation or not.

2. The Grantees, for themselves, their heirs, and assigns, shall not permit unregistered or abandoned vehicles, trash or junk to remain on said premises.

3. All structures shall have exterior finish, clapboard siding, shingles, masonry, or equal quality finish. There is to be no tar paper, tar shingles, or tar paper siding allowed.

4. All structures erected shall be promptly and expeditiously completed on their exterior including paint or stain on any exterior surface above the foundation within 6 months after construction is commenced.

5. Any primary residential structure must have a minimum of 500 square feet of living space.

6. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.

7. The land is restricted against commercial timbering and commercialization.

651 - Lots & Acreage

OCONTO COUNTY: Lovely 2 bedroom mobile home with deck, water, sewer, gas, lake rights, boat, $30,000 (414) 498-2427 or (414) 667-0918

OCONTO: Waterfront home on Oconto River. Beautiful wooded river lot, land lease, boat, repairs and updating, extras. Affordable rent. Deals and offer for lease. 3+1 mo. to Bay of Green Bay. 414-834-3080

PARDEEVILLE, WI, Lake Lot on Park Lake, Asking $28,000. 1-608-356-3730.

PEWAUKEE LAKE: Brand new 2 bedroom, 2 bath, condo, 2 private parking, boat slip, party deck, $119,000. Possible rent with option to buy $1,200 436-4600, 661-4000

PEWAUKEE Lake: 100+ feet of prime frontage, 3 bedrooms, 2½ baths, family room, great room, canopy kitchen, $250,000. 521-0587

PEWAUKEE LAKE: By owner, newly remodeled 3 bedroom, 1 1/2 + bonus, beautiful woods, low $200's. 691-0108

PIGEONS: Lake access for sale. Dewy, 190 ft. frontage, private, peaceful setting, must see 414-649-2053

PRETTY LAKE: very nice small 2 bedroom summer home home on private lake, large lot with woods, fireplace, garage full of good-will $119,500 Pretty Lake Rd. Take a look and call 414-428-7901; 886-300.

PRETTY LAKE: 30 min. from Milwaukee, restaurant, 1.5 acres, 2+ bedrooms, floors done. Owner Selling. Reduced $88,500. 525-9140

SHAWANO LAKE WATERS
All new condo conversion. 2 bedrooms with garage, complete furnished. Downtown Deck, overhead door entry, to you stockbroker at 543-1907. Write John Kuka, 119 Horizon St. Cecil, WI. 54111. 715-745-2171

SHAWANO, WI. AREA
Executive, completely furnished all-seasons 3 bedroom cottage, 2½ car garage, 110x640 ft. wooded lot, on sand bottom Berry Lake, 7 mi. from Shawano. Priced to sell. $99,000
1-734-6321, 1-855-6375

SHERWOOD, WI: Hunter's haven, 14475 3 bedroom mobile home on full basement, all appliances, dual heat, well, heating tanks, 12x18 deck, 1 car garage, approximately 2.5 acres, 1000s of acres of hunting land within 1 mile. $39,000. 496-1842

SOUTHWEST WISCONSIN
4 bedroom remodeled brick home. Close to public hunting and fishing $39,000 414-743-3314

SUNING: Oconto County, double lot, 170 ft. river frontage, 5 bedroom with deer hunting. $34,900 621-3826

TAYLOR County: 80 acres, 800 ft. on lake, possible woods $28,000 608-546-7041

THREE LAKE AREA: Rustic, 3 bedroom Chalet summer home on wooded 4 acres. $37,900. 262-3444 after 5 pm.

WALWORTH COUNTY: By owner, near East Troy and I-43. 42½ acres scenic property, 2 houses, mobile home, horse barn, beautiful view, $238,000 outlined to offer. 642-6000 for appointment.

WIND LAKE RANCH: We sell acreage, 5 bedroom, 1½ bath, fireplace, pool, garage, 16 acre, newer, many extras, asking $89,500. Call anytime. 605-7718 or 662-5110

WISCONSIN
LAKESHORE HOME
$31,400

3 acres of pure sand beach in southern Wisconsin and on the shoreline of one of new model street hideaway. Surrounded by lot priced with to-ter estimation.

WOODLAND FARMS
1-800-543-2066
7 DAYS WEEK 9 AM to 9 PM.

WISCONSIN
1000 FEET
OF CREEK
$10,400

Drive the water from the stream above winding through 4.5 acres of deer-populated Wisconsin woodlands. Affordable winning terms.

WOODLAND FARMS
1-800-762-1139
7 DAYS WEEK 9 AM to 9 PM

WISCONSIN Resale: 7 acres, lake BANDHILL, mobile home, $9900. 847-1431

ARE PROPERTY, lease or subdivide, 140 ft. of frontage on Wilson Springs Lake, bedroom 2 bath home, A-1 resale $113,500. 29015 Reed Road of 67.

Call Dave & James. 941-0444

BEDROOM cedar country home on 40 acres, 8 mi. from park, very well, $34,000. Rice, Gibraton, WI 54427

40 ACRES HUNTING LAND
Town of Stanley, WI. $11,000. 1-800-347-1 715-223-2315

654 R.E. Wanted

6 ACRE
SAND BEACH

Yearning place with mile-long Lake shore over 10 ft. of spring-fed Wisconsin. Local price forced to sell out 3-acres and bequeath for $9,900.

WOODLAND FARMS
1-800-236-6066
DAYS WEEK 9 AM to 9 PM

657 Farms-Land

660 - Lots and Acreage

SUSSEX-32 UNIT
MULTI FAMILY SITE, fully improved, south to park $110,000? 786-0139 or 786-0882

Hartland Development

HOLY HILL II beautiful acres in the land of lakes development. Large heavily wooded hill and business zoning choice, extraordinary 2 acres from $27,500 591-4943

NEW BERLIN: 4 acre, fully wooded, excellent condition, 72,000 mo., $43,500. 982-0802

CHEVROLET 1977 1/2 Ton Pickup: very good condition, $1,900. 843-5971

CHEVROLET 1977 Suburban 4x4, V-8, AC, new 38 in. BF Goodrich A/T $1900/offer 483-0894

CHEVROLET 1978 VAN: Good work van. Rebuilt motor, some rust, $1200 or highest offer. 645-3550

CHEVROLET 1979 SUBURBAN: 93,000 mi. Tan-over blue. Tires, $2900. 547-4029

CHEVROLET 1979 350 Van truck (no fully 4WD, to ton, 3 in. lowby lift, 16.5 aluminum rims, 34 in. tires, 1in $2,400. 784-4713

CHEVROLET 1979: Blazer, 4X4, good shape, extra parts, $3200. 786-0867

CHEVROLET 1979 Van, 98,000, long bed, 4 cyl., 4 speed, $4600/offer 836-6411

CHEVROLET 1980 ½ ton, good runner, new transmission, clutch, tires, brakes good, looks nice, Lakeland car. $1000 firm. 671-2378

CHEVROLET 1980 Scottsdale: 78,000 mi., ½ ton, $1700/offer 262-4185

CHEVROLET 1981 ½ ton $1800; Chevrolet 1979 Shortbox, cap, $4600. 771-8504

CHEVROLET 1982 Scottsdale pickup: V8 automatic, bucket seats, mint ... $3379

EXTRA SHARP AUTOS
8071h Lincoln
845-6500

CHEVROLET 1982 Beauville: 8 passenger, 71,000 mi., every option, 350, dual heat/air, heavy duty towing package, exceptional condition. $8200/offer. 782-8200

CHEVROLET 1982 B-10 Durango: 4 cyl. automatic, air, tilt, cruise, stereo, cap, more! Mint $3800 366-1964

CHEVROLET 1982 Conversion Van, loaded, no rust, 66,000 mi, $4,800. 264-1849

CHEVROLET 1983: B10 Durango, extra cab, V8, automatic, air bags ... $1998
CAPITOL KIA
10134 W. Greenfield
X X X X X X X X X X

CHEVROLET 1983 B-10 4x4 Silverado cab, automatic, air, tilt, stereo, $4900. 797-4913

CHEVROLET 1984 El Camino automatic, air 84998
ERNIE VON SCHLEDORN
8100 N. 76TH ST
362-8100

CHEVROLET 1984 ½ ton: Silverado, 6 cyl. automatic AC, $3750 [illegible]

CHEVROLET 1984 ¾ Ton Work Van: Contractor's van, $3,800. 647-0833, after 6 pm

CHEVROLET 1985 Conversion Van, V8, 4 captains chairs, rear sofa bed, fully equipped, one owner mint $7,990
PRASCOUNA BUICK 258-8980

CHEVROLET 1985 B-10 Blazer 4x4 V8, air, tu-tone, Tahoe, fully equipped, 56 engine, like new
PRASCOUNA BUICK 258-8980

CHEVROLET 1986 Custom Cruise Van: fully carpeted, like new, must see, $10,500/offer 862-3230 272-1029 Bob

CHEVROLET 1986 B-10: extended cab, sunroof, visor, tinted bonet, cruise, stereo, 91,000 mi, $4500. 343-6243

CHEVROLET 1985 B10 Blazer Tahoe: Automatic, air, and more. Priced to sell
RUSS DARROW 342-1119

CHEVROLET 1986 Astro Van Cargo: 69,000 mi., $7800. 337-3491 before 3pm

CHEVROLET 1986 Conversion Van: loaded, only 9,000 mi., mint, $17,500. 464-4587

CHEVROLET 1986 Chevrolet Conversion: Loaded, 27,000 mi $9500 545-7779

CHEVROLET 1986 Conversion Van, all options, 56,000 mi. $6,300/offer. 363-4527

CHEVROLET 1986 Custom Crest Conversion van: excellent very clean, 66,000, 966-1032

CHEVROLET 1986 Cargo Van, V8 automatic, no rust, Florida van, $4200. 843-0467

CHEVROLET 1986 B-10 pickup, V-8, 4 speed, power steering and brakes, AC, air, fiberglass cap, excellent condition, only 41,700 miles, super sharp $6677

JOE CARIN
Lincoln/Mercury/Merkur
Hwy. 16, Waukesha 547-0001
Not the Biggest Just the Best

CHEVROLET 1986 Van Conversion, air, V8, 32,000 mi. $10,495
HILLER FORD 425-1000
8435 S. 108TH ST.

CHEVROLET 1986 B-10 Pickup Sports extra, equipped with powerful V-8 and recommended 5 speed $4,495
WILDE LEASING
3211 S. Hwy 100 545-3675

CHEVROLET 1986 Blazer Tahoe 4WD loaded-sharp $8,977
CAPITOL IMPORTS
91st-Brown Deer 355-8474

CHEVROLET 1986 C-15 Custom Deluxe Pickup: V8, 20,000 mi. $6,995
WILDE TOYOTA 546-8010

CHEVROLET 1986 Blazer Silverado, 6 cyl 4x4 [illegible] 521-3800

CHEVROLET 1987, B-10 Blazer, 4X4, V8, 38,000 mi., aluminum wheels, sunroof, black, with tonneau cover, sony AM/FM CD player, sony cassette deck and speaker, very sharp, $9,800 (hwy 164 area) [illegible]

CHEVROLET 1987 Blazer V-8 automatic, 68,000 miles [illegible]

415 Vans, Pick-ups

CHEVROLET 1988 Conversion Van, V8, air, cruise, stereo, cap, more! $13,700. 641-8800

CHEVROLET 1988 Cargo Van: 38,800 mi., ½ ton, clean, automatic, $9,350. 304-7074

CHEVROLET 1988 Suburban 4x4, ¾ Ton, 5.7 V-8
HALL CHEVROLET 778-1900

CHEVROLET 1988 Conversion van, power, air, cruise, tilt, stereo, cap, more, $13,900. 771-8610

CHEVROLET 1988: Silverado, automatic, air $10,995
WILDE PONTIAC 642-0771

CHEVROLET 1988 Silverado loaded, extended cab, cap, 41,000 mi, $10,500. 256-8660

CHEVROLET 1989 Blazer 4x4, 4.3 engine, automatic, air, power windows, tilt, sony stereo, low miles, Texas local
PRASCOUNA BUICK 258-8980

CHEVROLET 1989 Silverado Pick Up, 350 V8, automatic, air, stereo, loaded, 13,000 miles
PRASCOUNA BUICK 258-8980

CHEVROLET 1989, Truckers Conversion, like new, loaded, TV, 9,000 mi., $17,500/best offer 466-0535

CHEVROLET 1989 B-10 Blazer 4.3, loaded $13,990
Dodge City North 771-8610

CHEVROLET 1989 B-10 pickup, V-8 $11,800
Don Jacobs Buick 542-6711

CHEVROLET 1989 Blazer Sport, 30,000 mi. $13,900
Jacobs Jeep/Eagle 521-3800

CHEVROLET 1990 S10 Blazer or Tahoe: 4.3 V6, $15,990
WILDE PONTIAC 642-0771

CHEVY 1987 Suburban conversion, high-quality interior, 350 V8, excellent, low miles, $14,500. 1-363-8238

DATSUN 1981 4X4: Cab, rebuilt transmission, high mi., fully 3800. 798-0249

DODGE 1971 Sweptside: 6 cyl., new shape sweptside, new tires and brake pads, $700. 767-1984 or 784-2612

DODGE 1976: Cube Van, V8 automatic, new paint, $3,000 mi. $3650/offer. 433-8651

DODGE 1977
Runs good, some rust
$375 672-1502

DODGE 1978 Window Van, 360V8, good body and engine, $1800 784-8603

DODGE 1979 Van: Customized, lift, cruise, running boards, 8 track, First $1200. 898-7183

DODGE 1979 Conversion Van: Good running condition, $1000. 549-4383 after 5.

DODGE 1979: fully customized van, dependable, well maintained, $1900. 379-2066

DODGE 1979: V-8, 360: ten: excellent condition, $4300. 383-3802

DODGE 1981: brown and tan 150, Texas truck, excellent condition, $3200. 838-8307

DODGE 1983 Ram 150 Pickup: 99,000 mi. Only $2,995
RUSS DARROW 541-1761

DODGE 1983 Ram Charger 4x4, needs body work, $1800. 541-7617

DODGE 1982: Utility or camper, 4 recliners, 62,000 mi. $1800. 476-0784

DODGE 1983: Ram van 250, V8, DMC conversion, fully maintained, $4,900, 541-8005

DODGE 1984 Van Camper: high quality interior, Captain's chairs, bath bed, custom paint, power extras, cruise, tilt and more $8,927
Dodge City South 291-8100

DODGE 1984 Sportsman: V-8, automatic, power steering, cruise! A-1 in and out! — $5,427
Dodge City South 291-8100

DODGE 1984 MAXI: 12 passenger, needs engine work, 1in $1200 takes it. 547-8629

DODGE 1986 Van: 50, seatbed-table combination, front and rear air, power windows, automatic, running boards, air, cruise (SAVE

HUB SOUTH
Hwy. 100-Oklahoma 327-2400

DODGE 1986 B150 mint cargo van, extra clean, automatic, air, V8, stereo $5427
Dodge City South 291-8100

DODGE 1987 Ram 250 Conversion Van, 30,000 one owner miles, fully loaded with power windows, locks, air, cruise, stereo, upgraded, price of factory 7 yr/70,000 mi. warranty, sale $11,995

HUB SOUTH
Hwy. 100-Oklahoma 327-2400

DODGE 1987 Ramcharger, 2 to choose from, both 8 speed, with air, stereo cassette and much more, 4 wheel drive, stereo sharp! SAVE

HUB SOUTH
Hwy. 100-Oklahoma 327-2400

DODGE 1987 Dakota with Topper only $5495
ERNIE VON SCHLEDORN
8100 N. 76TH ST
362-8100

DODGE 1987 Dakota: 4x4, 37,000 mi, automatic, cruise, cap, 6 ft. box, AM/FM, $7900. Leave msg. 1-387-4778

DODGE 1987 Conversion van, 360 V-8, loaded $10,995
Dodge City North 771-8610

DODGE 1987 Ram Charger 4WD, 360 engine, like new! 34,000 mi., $9,995 543-0882

DODGE 1987 Dakota: V-8 automatic $4,995
WILDE ACURA 367-0200

DODGE 1988 Ram P100: 8 cyl., 39,000 mi., 5 speed, cap, other $-$8600/offer. 321-4637

DODGE 1988 Dakota: 4x4 Longbed, loaded, both $8,995
Bella Mitsubishi 521-3826

DODGE 1988, Maxi Van: A1 condition, fully loaded, 33,000 mi. Asking $10,500. 251-7036

DODGE 1989 Dakota: 4x4 sport, fully loaded, cap, bed liner $10,500-offer 1-632-4884

415 Vans, Pick-ups

FORD
HEISER FORD
USED TRUCK CENTER
1984 F150 FORD Explorer: Automatic, deluxe interior, sliding rear window, dual tanks, radio, step bumper $4,995.

1985 DODGE Caravan, air, am-fm stereo, rear defroster, intervalve wiper $7,000 miles $6,995

1985 BRONCO XLT: AM-FM cassette, speed control, power windows, rear defroster, intervalve wiper, jet black finish $7,495

1985 F150 pickup, cap, step bumper, radio, running boards, only 35,000 original miles $6,195.

1986 F150 Super Cab, V-8, automatic, cap, step bumper, dual tanks, only 23,000 mi. $7,495

1987 DODGE Raider 4x4, window stereo, rear defroster, cloth interior, bright red finish $8,295.

1987 JEEP Cherokee, AM-FM cassette, rear defroster, cruise control, cloth interior, bright red finish $8,995

1987 JEEP Grand Wagoneer 4x4, V8, automatic, air, tilt wheel, cassette, stereo, rear defroster, power windows, locks and seats, roof rack, running boards, leather interior, $13,995.

1988 RAMCER Pickup, Am-Fm, power steering and brakes, cruise control, tilt, step bumper, bedliner, $6,995.

HEISER FORD
2319 N. Prospect 278-8440

FORD 1971 Van: V8, automatic, 48,000 mi., low miles, must see, $3500. 781-6248

FORD 1972 ARIZONA VAN Engine, $2500/or offer. 464-3600

FORD 1973 Ranchero: 68,000 original mi., black body: $700 or offer. 645-0742

FORD 1973: 3/4 ton, 250, above average condition, $525. Call 771-1274

FORD 1975 Van: V-8, automatic, runs A-1 $375/offer 463-6090

FORD 1976 F-100 pickup, runs good, $375 or best offer 769-9970

FORD 1976 ¾ TON
6 cyl., 4 speed, AM/FM, $475 or offer. 964-9484

FORD 1977 Van: new exhaust-brakes; dual tanks-heat, $650-offer, 238-3707

FORD 1977 Highboy: automatic, 351, runs well, $750. 529-3877

FORD 1977 250 Cargo Van
$700/offer 327-1300

FORD 1978 Courier Pickup: from Germany, no rust, good runner, $1275/offer. 246-7019

FORD 1978 Supercab, air, cruise, cap, new paint, from Florida, $2500. 647-8009

FORD 1978 F350 XLT: low mileage, very good shape, $2,700/best bid. 752-4329

FORD 1978 F-150 Explorer: Automatic, air, cruise, cap, A-1. $3,800. 481-3643

FORD 1979: Van, automatic, cruise, air, tinted windows, 48,000 mi. on rebuilt 302, some rust, $1900. 251-7404

FORD 1979 E100 Cargo Van good runner, new plastic bracelet/interior, body good $1500/best offer. 251-6110

FORD 1979 F100: 302: automatic; stereo; good condition, $1000. 543-9630

FORD 1979 Bronco XLT: Many new items, good condition, $3600/offer. 771-7043

FORD 1979 F150: 4X4, stereo, power locks, power windows, 3 in. lift, $3200 542-6156

FORD 1979 F100: Power steering, brakes, 10,000 mi., A-1, $1300 542-9158

FORD 1979 Econoline E150, A-1, high mi., good motor, $1800 785-2246

FORD 1979 E350 Cargo Van, New tires, leather seats, sound, $2400. 332-7718

FORD 1979: Club Wagon Van, excellent condition, no rust, $2900, 795-1944

FORD 1980: Cargo Van, V-8, automatic, 80,000 mi., some rust, $2000/offer. 679-4388

FORD 1980 Bronco: good condition, low mileage, $5,400 or offer. 771-2664

FORD 1980 F-150 Supercab, automatic, air, automatic, cap, seating E2300/offer 849-0690

FORD 1982 F150 Super Cab, automatic, air, cruise, cap of bed, $2000/offer. 784-9723

FORD 1981 Bronco II, AM-FM stereo, cruise control, on-road tires, tinted windows, price reduced to $6,990

HEISER TOYOTA
7900 N. 76th 357-9100

FORD 1984 XLT Window Vans: Only 47,000 miles and accessories, V8, automatic, air, stereo, tilt and cruise
Dodge City South 291-8100

FORD 1984: Ranger, 4 cyl. clean, long bed, cap, aluminum wheels, visor, high mileage, good shape, $2,900. Days, 633-7770

FORD 1984 Ranger 4X4, must see $4995
Don Jacobs Buick 542-6711

FORD 1984: F150, 8 cyl., automatic, clean, cap, $3,750. 228-7443

FORD 1985 E350 Cargo Van: Power steering, brakes, good condition, $5100. 466-7901

FORD 1985 Bronco II XLT: Automatic, air, $6,995
RUSS DARROW 541-1761

FORD 1985 Bronco XLT: full size 4x4, V8, automatic $6990
WILDE JAGUAR 546-1000

FORD 1985 F-150: 8 cyl., stick, 38,000 original mi., 50,000-offer, 251-4234

FORD 1985 BRONCO II XLS: V8, 4x4, Must sell, $4600/best offer. 774-1462

FORD 1986 Bronco II XLT: automatic, brush, extras, air, stereo, cassette, tilt, cruise, power windows and locks. 544-[illegible]

415 Vans, Pick-ups

FORD 1987 E150 Club Van, 5 speed overdrive, dual tanks, Eaton, dark green, need offer over $6,000-
321-7148

FORD 1987 Ranger XLT: low mileage, 4 cyl., 5 speed, custom cap, 68,000 mi., like new, $3500 387-6898 days

FORD 1987 E150 Window Van: low mi., clean, $7000 or offer. 774-9131

FORD 1987 Ranger STX: Cab, 25,000 mi. loaded $6,495
Rusk Dealer 647-1761

FORD 1987 Bronco II XLT, 5 speed, Eaton Bauer $10,195
Jacobs Jeep/Eagle 521-3800

FORD 1988 F150 XL Pickup: Automatic, air, cruise, stereo, bucket seats. Reduced for sale this week
WILDE LEASING
3211 S. Hwy 100 545-3675

FORD 1988 F150 XL, V8, automatic, radio
HILLER FORD 425-1000
8435 S. 108TH ST

FORD 1988 DMC Pomona LE: conversion van, TV and VCR, loaded, 38,000 mi. A-1 $18,700 1-646-8416

FORD 1988: Conversion Van, 351, power steering, 23,000 mi., excellent condition, $14,000. 481-6868

FORD 1988 E150 Cargo Van: White, 300-6, automatic, $4800 466-7901

FORD 1988 Bronco XLT: fully loaded, mint condition, $12,900/offer. 255-7495

FORD 1988 Bronco II XLT 4x4, dark blue, loaded $10,995
Jack Salvo Toyota 781-2626

FORD 1988 F150 XLT 4x4: Immaculate, must sell $11,000; 543-7721 641-7443

FORD 1988 Ranger STX, V-8, step, 4 in. lift, like new, $10,500/offer 246-6868

FORD 1988 F-150 Super Cab, V-8, XLT $11,990
Don Jacobs Buick 542-6711

FORD 1989: Ranger XLT 2.3, 5 speed, sports cassette, display wipers, cloth interior, sliding rear window, style-d wheels, bed liner, chrome step bumper, new tires, 1989, 3800 mi. $7,500. 646-0400

FORD 1989 F150 XL Super Cab, 4X4, black, V-8 fuel injected, truck cab, heavy duty handling package, super cooling, AM/FM cassette, air shocks, tilt, cruise, 34,000 mi $12,500 646-9001

FORD RANGER 1989 XLT 4x4: Manual transmission, cruise, air, sliding rear window, power, 13,000 mi. $11,000. 1-394-1041

FORD 1989: Custom Cab van, stereo rear, 12,000 mi., 3 time locks, mag wheels, TV, VCR, lowery loaded, $30,000 or best offer, 439-1300

FORD 1989 ECONOLINE Van: Fully automated, 29,000 miles $10,995
WILDE TOYOTA 549-8010

FORD 1990 F150 XLT Lariat: V8, 5 speed, power everything, 6,000 mi., stereo, $11,340 or best 355-9943

GMC 1977 Sprinter: 454 engine, 400 automated, 12 ton, $1360. 941-1848

GMC 1979 Jimmy: 4x4, air, mags, tilt, stereo, $7,500/offer. 536-8827

GMC 1980 Jimmy 4x4: air, air, automatic, much rebuilt, first $2800. 466-7901

GMC 1982: ½ ton 4x4, speed, loaded, automatic, clean, Wyoming truck, 68,000/best offer, 961-2329 or 961-1243

GMC 1982 Rally STX Van: V8, power, air, tilt, rear heat, cruise, $3300. 529-8629

GMC 1984 Sierra Classic, ½ ton, 4x4, new tires, sunroof, 5 in. lift, loaded, accessories, only 52000, 422-0097

GMC 1984 B15 Cargo 4X4: Automatic, cap, Sale priced at $4,900
WILDE HONDA 542-6300

GMC 1984 Sierra 1/2 ton pickup, automatic, no rust, very nice, $3475. 766-0300

GMC 1985: 4X4, Sierra Classic, short box with cap, new tires, very clean, $7,600 or offer. 538-1887

GMC 1985 Pickup: Tu-tone, inventory, sharp $4,995
Dodge City North 771-8610

GMC 1986 B-15 Jimmy, air, loaded $7,495
WILDE ACURA 367-0200

GMC 1986 3/4 ton High Sierra pickup, good condition, $6300. 691-9466

GMC 1986 Conversion Van: 46,000 mi. Like new, V8, air, power windows, $9,500. ONLY 29000. 429-2907

GMC 1986: Conversion Van, V-8, air, clean, 61,000 mi., $8,400 firm, 377-3454

GMC 1986 Conversion Van: Loaded, 80,000 mi., well maintained $9700 294-6279

GMC 1986 Cargo Van: good condition, $4600/best offer, 444-2769 Earl or Chris

GMC 1987: Conversion Van, V-8, passenger, fully loaded, clean, $12,900. 784-8400

GMC 1987 Jimmy B15: 4x4, all options, low mi., disguised, mint $10,900. 771-4746

GMC 1988: Jimmy 4x4, 30,000 mi., loaded to the hilt, perfect as new, $13,500
CAR KING
10124 W. Greenfield
X X X X X X X X X X

GMC JIMMY 1988: B-15, 4X4, Sierra Classic, loaded, well maintained, like new, Bluebook $12,250, asking $11,300. 384-2907 after 6 PM

GMC 1988 Safari Van, 4.3 engine, air, power everything, 7 passenger, 23,000 miles
PRASCOUNA BUICK 258-8980

GMC 1988 Passenger Van, Loaded, 29,000 mi. Asking $14,000. 744-9473

GMC 1988 C1500 pickup, 19,000 miles
Don Jacobs Buick 542-6711

GMC 1989 Vandura A Quality Conversion 6,000 miles, MUST SELL
ERNIE VON SCHLEDORN
8100 N. 76TH ST
362-8100

415 Vans, Pick-ups

JEEP 1981 CJ7: hard top, tilt, 6 cyl., 4 speed, heavy new parts, black, $4,000 A-1. 33000-offer 476-3929

JEEP 1981 CJ7: stick, 6 cylinder, new top, new tires, $10,000? 384-2373, after 3.

JEEP 1982 Cherokee Laredo, 2 door, full time, automatic, V-8 4WD, locking motor, 66,000 mi, $4500. 675-7151

JEEP 1986 CJ7 Renegade, hardtop, 40,000 mi. $6,200
HILLER FORD 425-1000
8435 S. 108TH ST.

JEEP 1983: Cherokee 4x4, automatic, air, 33-10 all stars, excellent condition, many extras, $4,800. 256-1932

JEEP 1980 CJ7: 6 cyl., hard top, tilt, cruise, power, very mint, $5600. 426-2782

JEEP 1980: CJ7, hard top, hard top, power $5,200
WILDE PONTIAC 642-0771

JEEP 1980 Commando 4X4, $4,000 mi. Stereo, air, very clean $5600/offer 1-284-8[illegible] Eves or 799-8700 days

JEEP 1980 CJ7: hard top, new clutch, rebuilt transmission, new engine, power mi., $5600/offer. 246-[illegible]

JEEP 1987 Grand Wagoneer: Automatic, air, loaded $15,900
WILDE PONTIAC 642-0771

JEEP 1987 Wrangler: Priced to sell or only $6,995
HUB DARROW 342-1119

JEEP 1988 Cherokee station wgn: 4WD, 6 cyl., automatic $7800, 362-3707

JEEP 1988 Cherokee 4x4, 6 cyl., 34,000 mi. $11,995
Dodge City North 771-8610

JEEP 1988 Wrangler Sahara, hardtop, 38,000 mi., speed
Jacobs Jeep/Eagle 521-3800

JEEP 1989 Cherokee Laredo: Automatic, loaded $17,995
HALL MARCHY 782-4363

JEEP 1989 Cherokee Laredo 4x4, only 18,000 mi. $18,990
Rusk Dealer 647-1761

JEEP 1989 Cherokee LTD, 6 cyl., 4x4, 18,000 mi. $18,995
Jacobs Jeep/Eagle 521-3800

MAZDA 1986 B2600: 4 door, air, wheel, cassette, special $6,500
Bella Mitsubishi 521-3826

MAZDA 1986 B2600: air, short wheels, 3 tone, $3,800 1-864-4927 after 4 p.m.

MAZDA 1987 Pick Up: air, new paint, 5 speed, $4600
Dodge City North 771-8610

MAZDA 1988 B2600, 4x4, air, tonneau cab, 56-6, 4 speed, low mi, $9995/offer 769-9465

MITSUBISHI 1986 Mighty Max 4x4, 5 speed, stereo $6,495
Jack Salvo Toyota 781-2626

MITSUBISHI 1986 Mighty Max 4x4: Brown, stereo, $6,995
WILDE TOYOTA 546-8010

MITSUBISHI 1989 Pickup: V-6, 5 speed, air, power, stereo, $5300/best 362-7920

NISSAN 1986 King Cab Stanza, loaded
ERNIE VON SCHLEDORN
8100 N. 76TH ST
362-8100

NISSAN 1986 4x4 pickup, only 36,000 miles, deluxe package, cap, white letter tires $6950/offer
Dodge City South 291-8100

NISSAN 1986: Reg. only 37,000 mi., very clean $4,995
Jack Salvo Toyota 781-2626

NISSAN 1986 4x4 Unit 6 jump on the 4x4 season $6495
WILDE JAGUAR 546-1000

NISSAN 1986 pickup
$4600
Don Jacobs Buick 542-6711

NISSAN 1986 Pickup: V-6, 5 speed, rad, low miles, $4,995
Bella Mitsubishi 521-3826

NISSAN 1987 Pathfinder SE: V-6, 4x4, sports package $10,995

WILDE NISSAN

Hwy. 19 Waukesha 549-6800

NISSAN 1987 XE Van: clean, air, quiet heat, seater, 87,000 mi., $7900; 466-3119 before 9

NISSAN 1988 Pickup: red 4x4 only 33,000 miles $7995
ERNIE VON SCHLEDORN
8100 N. 76TH ST.
362-8100

NISSAN 1988 Pathfinder SE: V-6, 5 speed, loaded $14,995
HALL IMPORTS 763-6300

NISSAN 1988 King Cab 4x4: Only owner runs our floor
HALL CHEVROLET 778-1900

NISSAN 1988 4x4: 5000 mi., stereo, 5 speed, $8995/offer 256-7908, 786-2264 early

NISSAN 1988 King Cab Pickup: 9,000 mi., 5 speed $8,995
RUSS DARROW 541-1761

NISSAN 1989 Hard Body Pickup: 11,000 mi., air/tilt, cassette, $6600. 256-4088

PONTIAC 1988 Trans Am: T-tops, 32,000 mi. $10,995
ERNIE VON SCHLEDORN
8100 N. 76TH ST.
362-8100

RANGE ROVER 1987: Luxury 4WD, V-8, Pulse 77,000 mi. $22,900. 1-414-679-[illegible]

SCOUT 1971 4x4 Pickup: 6 cyl 3 speed, Western Plow $400 843-3[illegible]

SUBURBANS WANTED
HEISER CHEVROLET
327-2300
Cash for your Suburban
1980-1989
Ask for Frank Lukas

10700 W. Arthur Ave.
West Allis, WI 53227

SUBURBAN 1985 GMC: $1,200 mi, 350 engine, air, cruise, stereo, wheels, Asking $6875. 843-6900

SUBURBAN 1978 6 C.[illegible]

DOCUMENT NO.
213975

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 3 — 1982
VOL. 240 PAGE 117

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE } SS.
RUSK COUNTY
Received for Record the 4th day of July, AD 19 86 at 11:45 o'clock 8 M and recorded in Vol 240 of Records on page 117, 117
Mary Lu Ric
Mary Lu Ric
Register of Deeds

RETURN TO
FIRST NATIONAL BANK
P O Box 129
Bangor, WI 54614

NORBERT O. FINKE AND DOLORES FINKE a/k/a DELORES FINKE

conveys and warrants to AMERICAN INVESTMENT COMPANY, A WISCONSIN PARTNERSHIP, TRADE NAME NO. 27235

the following described real estate in Rusk County, State of Wisconsin:

Tax Parcel No: .....

See attached sheet for legal description.

STATE OF WISCONSIN
COUNTY OF RUSK

I hereby certify that this document is a full, true and correct copy of the original on file and of record in the Register of Deeds office and has been compared by me.

Attest: Mary Lu Ric
*Register of Deeds
Rusk County, Wisconsin

TRANSFER
$ 396.50
JE

This is not homestead property.
x(is not)

Exception to warranties:

Dated this 3rd day of July, 19 86

Norbert O. Finke (SEAL)
Norbert O. Finke

Delores Finke (SEAL)
Dolores Finke

(SEAL)

Delores Finke (SEAL)
Delores Finke

AUTHENTICATION

Signature(s) .....

authenticated this ..... day of ....., 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 700.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Jerome H. Cahill, Attorney

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

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Dodge County.

Personally came before me this 3rd day of July, 19 86 the above named Norbert O. Finke, Dolores Finke a/k/a Delores Finke

to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Jerome H. Cahill
Jerome H. Cahill
Notary Public Dodge County, Wis.
My Commission is permanent. (If not, state expiration date: ....., 19.....)
My commission is permanent.

Finke Farm

*Name of persons signing in any capacity should be typed or printed below their signatures.

EXHIBIT 17

213975

Government Lot Five (5), Section Three (3); the Southeast Quarter of the Southeast Quarter (SE¼-SE¼) of Section Four (4) East of the highway; the Northeast Quarter of the Southeast Quarter (NE¼-SE¼) and that part of the East One-half of the Northeast Quarter (E½-NE¼) East of the highway; in section Nine (9); the Southwest Quarter of the Northwest Quarter (SW¼-NW¼) and Government Lots Eight (8) and Nine (9), Section Ten (10), and that part of Government Lot Six (6), Section Ten(10) described as follows: Commencing at the Northwest corner of Government Lot Six (6) being the West quarter corner of Section Ten (10), thence East along quarter line 15 chains, thence Southwesterly in a straight line to a point on Section line between Sections Nine (9) and Ten (10) which is the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE¼-SE¼) of Section Nine (9), thence North along the Section line to the point of beginning; all in Township Thirty-five (35) North, Range Seven (7) West, subject to flowage rights and also subject to the right to construct and maintain a canal across said Government Lot Eight (8), SectionTen (10), and other reservations of record. Also the East One-half of the Northwest Quarter (E½-NW¼); the Northwest Quarter of the Northeast Quarter (NW¼-NE¼) and that part of the Northeast Quarter of the Northeast Quarter (NE¼-NE¼) lying West of the highway, all in Section Nine (9), Township Thirty-five (35) North, Range Seven (7) West, except a parcel described as beginning at the centerline of the highway as now constructed at its intersection with the South line of the Northeast Quarter of the Northeast Quarter (NE¼-NE¼) of Section Nine (9), running thence West 196 feet, then Northerly and parallel with the highway 308 feet, thence East to the West line of the highway, thence Southerly along the West highway line to the South line of the said Northeast Quarter of the Northeast Quarter (NE¼-NE¼).

Finke Farm

MISCELLANEOUS REAL ESTATE

Land For Development 802

31 acre farm overlooking nine hole golf course in growing community one hour north of the Twin Cities. Approx 10 acres already a working orchard. All many equipment included in the price. $280,000/(701) 491-4714

PLYMOUTH 16 acres. Townsites or ag. Utilities avail. 546-5238 Anna, eve 377-9191

MISCELLANEOUS REAL ESTATE

Homes/Misc Land for Sale 803

3 ACRE WATERFRONT $7,500

Canoe forest in N.W. WI with sand shore on crystal clear water frontage. $116 a month for 5 years at 11.5%.

WOODLAND FARMS 1-800-255-3066

153 WOODED acres with over ½ mi. river frontage, all high ground. 100 mi. N. of metro. Will split. Low down. 431-2380 Chris Eny 431-3801

170 ACRES of prime hunting land. Mostly hardwood-aspen. $175/acre. 12 mi SW of Bemidji. Call eves. 218-556-7335

MISCELLANEOUS REAL ESTATE

Lots/Cabins/Homes For Sale & Wanted (NW) 804

Forest Supervisor OF ALEXANDRIA

ADVENTURE INTO A LAKE...200' frtg on N side of L. 1+ acr of privacy, 3 houses on prtage lk. $9,900 w/ fin.

REFRESHING RECREATIONS: Swimming, sailing, fishing, clean water, sandy bottom, 150' frtg. 1 ac. Everything you've been looking for. $13,100.

BREATHTAKING VIEW. 1½ perfect sand beach on 1000 ac lk. Extremely clean, 2+ acres of scenic landscape. Can now, $13,700.

1-800-950-3545

One of A Kind 3BR home on Tustin Lake, lakeside deck, nice sandy beach, level lot & much more. $119,000. Possible owner finance. Lakeland Realty, 800-553-5767.

CROSS LAKE Access. Large wooded sites, rec area, beach/pool shot. 1st 3 cabins winner for free at area restaurant. 1-800-321-9907

Seal Bird: Lakeshore home on Big Sugarbush L., north of Detroit Lakes. Tools, sporting goods, cars, boat & lots more. Call 612-530-0729. Auct 903-73

Heavily wooded 3.5 ac Whitefish chain secluded channel access to all lakes $30,000 neg. terms, $20K cash 612 654-1407

Park Rapids MN - New 2 BR, rustic Cedar Lk home, 2 car gar, loc. nr. Wmer fishing! $71,000/terms (218) 732-3741

11x54 Mobilehome for hunting cabin in city of Floodwood. $2,500. Call Steve 612-346-9343

MISCELLANEOUS REAL ESTATE

Lots/Cabins/Homes For Sale & Wanted (NW) 805

LAKE LOT REPO $16,900

Bank wants out and will sell wooded lakeshore cabin N.W. WI waterfall lake owner appraised value. $100 a month with 20% down at 11.5% for 10 years.

WOODLAND FARMS 1-800-255-3066

MISCELLANEOUS REAL ESTATE

Lots/Cabins/Homes For Sale & Wanted (NW) 805

Forest Supervisor OF RICE LAKE

LOG HAVEN

Enjoy spectacular view of gorgeous Lake Flambeau from roomy deck of log-sided cabin. Nestled in wooded country, just as it - you finish interior and save. Was $72,900. Now $36,950.

PLEASURE SEEKERS WANTED

Own piece of nature. Dense woody, open sites, cool waters. 3 ac. 200' waterfront lot. Slashed $1,110 - Now $13,790.

BUCK STOPS HERE!

Take your best shot on this 40 ac wooded parcel. Strategically located near 30,000 ac state & country lands. Sleeps throw from Chippewa River. $34,850.

1-800-548-1076

FARMS & LAND

Hobby Farms/ Small Acreage 809

BY Owner/60A, 60A under cultivation-in Rice Co, 35mi to TC. 2 wooded sites suitable for homes. It is ideal for farm/home. Vmi from state highway. C/D avail to reliable party. 507-634-7320 evenings

10 A. on MN River, 5W of Shakopee. via 169.. open, wooded, some pasture, perct. setting/for home $36,900 935-3196

FARMS & LAND

Wisconsin - 814

WISCONSIN farm foreclosures, bank repos, state tax lands avail. Low down with easy payments. Call for info.

WOODLAND FARMS 1-800-255-3066

AUTOMOTIVE

Station Wagons 818

'81 BUICK ESTATE WGN diesel, fuel, smoked windows, clean, $800/b.o. 521-8740

'85 BUICK Lesabre Estate Wgn, loaded, ext. warr. $6,200 770-3726 eves.

Chev

★ '88 Caprice EST Wgn ★

One owner trade-in, V8 tilt cruise, only 34xxx low miles! Must see! Only $9499

RUDY LUTHER'S DOWNTOWN PONT.-GMC Henn & Wash 371-1400

'89 CHEV Celebrity Wgn. V6, auto, power seats & windows, CL, 6 pass, $7,995. Kopecky Chev 436-8340

'76 CHEV IMPALA Station Wagon, one owner, 83M, $1595. Call 891-2234.

'84 CHEV Celeb Wgn, acyl, 6 pass, 3rd st,air,PW, new batt/tires, VG cond, $4400. 459-9441

'77 CHEV CAPRICE Wagon. Good Runner, $400. 373-9070

'78 CHEV Impala 9 pass Wgn, AT, AC, CC, V8, runs great, $975. 541-7530; 476-9734

'86 Chev Celebrity wgn Eurosport, V6 Loaded 3 seat extra clean $3500 Must sell 474-4734

'78 CHEV-Caprice Wgn, 9 pass, loaded, clean, runs/etc $750. 544-4477 535-3344

'84 CHEV Cavalier Wagon, 4 spd, am/fm, many new parts, 30+ mpg. $1795. 474-9377

'89 DODGE COLT VISTA Wagon, 5 Passenger Seating, 2 Sed, A/C, 33xxx Carefully Driven Miles. Listed New $14,440 Now $9999 Freeway Dodge 888-8891

[redacted] CHARGER Wgn, acyl, [redacted] PB, AC, GOOD [redacted] 474-4881 or [redacted] ESCORT WAGON [redacted] PB, with my [redacted] miles ...$1995 [redacted] JEEP/EAGLE [redacted] ANTAGE ★★ [redacted]-7220

'81 FORD LTD Crown Victoria, high low 3rd seat, loaded, V8, AC, 1990, 872-4304

'84 FORD LTD WAGON, AC, AT, EXTENDED WARRANTY $3450. 777-9360

Station Wagons 818

'74 FORD wgn, good runner $300/BO. 731-7144

'87 FORD Taurus, V6, PS, PB, am/fm, AC, cruise, int wiper, [illegible]

'89 MERC SABLE LS WGN Loaded, lumpy plate, gray ext & int, 18M, $9,900. 934-1504

'89 MERC SABLE GS WGN LOADED EXCOND 884-1302

'81 MERC Colony Park, all options & auto moover $1200/BO 724-7374

'81 MERC Colony Park SW 9 pass, V8 AT, AC, cloth int, full pwr, Ex cond $1195 424-4845 e

'85 OLDS Cera Wgn, V6, AT, AC, PS, tilt, cruise, trvl, 3rd seat, exc cond, $4700. 471-7793

'78 OLDS Cutlass Si Wgn, 80M, Original, good cond, $700. 633-4955

'84 OLDS Cutlass Cruiser wgn good cond, $1200. 861-2000 eves, 920/bb 926-8419

'80 OLDS Cut Cruiser Wgn, 260 V8, PS PB, owner high mi Good cond, $1100/bo. 434-7313

'81 OLDS 98 Station Wgn, Cru, tilt, Blr, PS, PB, am/fm cass, ex cond, PL, $1750. 863-1660

'79 OLDS WAGON: Maroon, 160 V8, AC, cruise, am/fm cass, good cond, $1700. 424-7370

OLDS Wgn.-131M, runs good, air,new parts, no rust, am/fm pos $350. work. 5571 474-1462

'81 PLYMOUTH VOLIANT WGN AT, AC CL, am/fm $875/bo. 561-2830

'88 PONTIAC Safari Wagon, Wow! Like new throughout, gold on gold wing matching woodside, V8, all options. Only 51K & priced to sell or saw payments Toyota City 544-0880

'88 PONTIAC Safari Wagon WOW! Like new throughout, gold on gold, matching woodside. V8, all options only 51K & priced to sell or low payments TOYOTA CITY, 544-0040

86 PONT Sunbird Wg AT, 5993 & AC. 46M. 1 owner, $3773 Peterson Pontiac, 888-5577.

4 Wheel Drive Autos 819

Dodge

★ '86 Vista Wgns ★

"4X4" Call 6 pass, all purpose wagon. Air, p windows, stereo & much more. Super sale priced at $5,481.

WHITE BEAR LINCOLN MERCURY—PEUGEOT ★ (612) 483-5431 ★

'83 DODGE Colt Vista 4x4, Save now Winters coming. ★ w $4595. ★ 557-0672 ★ dir

Used Domestic Autos - For Sale 820

AMC

ALSO SEE CLASS 810

'80 AMC Concord DL, 4dr, auto, AC, ps, pb, 6MM, lim cass, good cond, $1100/bo. 588-6816

★ '73 AMC HORNET ★ RUNS GOOD, $500. Call eves. 533-3214 eves.

'80 AMC CQ—208, no body; acyl, exc cn eng, lots new tires, cheap, $450/BO. 549-0618

BUICK

BUICK

SAVE THOUSANDS

'90 SKYLARKS

ORIGINAL LIST TO $12,748

15 IN STOCK AT $8,995

'90 REATTAS

ORIGINAL LIST TO $29,905

6 IN STOCK FROM $18,905

ALL HAVE LOW MILES BALANCE OF 3 YEAR/ 50,000-MILE WARRANTY

WALSER BUICK'S OUTLET CENTER

494 & Penn So 869-1492

Used Domestic Autos - For Sale 820

"BUICK SALE"

1989 RIVIERA, Summer trade and needed. Hurry. Top pwr/fil $12,995

1990 CENTURY, absolutely beautiful! Loaded with all the options $10,995

1987 LeSABRE, beautiful! Very nicely luxury driven luxury car and loaded. Priced to sell $8,995

WALLSER TOYOTA 431-8700

Buick

BUY WITH CONFIDENCE

RUDY LUTHER'S DOWNTOWN PONT.-GMC

Henn & Wash 371-1400

1989 BUICK LeSabre Custom 4DR. Light blue in color, V-6, Auto, Air, Tilt, Cruise, Power windows, seats, locks & more. 21,400 act. mi. Flawless throughout. Sale Price $12,995

Wm. Lyman BUICK

2270 So. Hwy 100 929-0081

'88 BUICK Century Wgn Rare to find auto, air cass, door locks, 3rd seat, more! 31,000 warr incl.

HOPKINS HONDA

499 Main Street 938-1717

'89 BUICK REGAL 2DR LTD

Loaded. Like new, garaged, sun roof, full pwr, 27,000 actual miles. Flawless. Nicest in town. $12,788.

Penn Auto Plaza 884-7481

"Talking Straight Since 1957"

1988 BUICK Regal

Grand Sport. Ground effects, alum wheels, full power, cast. $8,490

Town & Country Dodge

1710 Hwy 7 Hopkins 935-2371

'85 BUICK SKYLARK Ltd, Auto, AC, PB, Stereo

THE BROOKDALE JEEP/EAGLE

★★ADVANTAGE★★

544-7220

1984 BUICK Park Ave 4 Door, like new, 47xxx actual miles, new radials, FM cass, power everything, seven Summer Clearance.

WALSER BUICK 869-1492

1987 BUICK Regal coupe, hard-to-find V6, 34xxx actual miles, AT, air, tilt, cruise, FM cass, Summer Clearance.

WALSER BUICK 869-1492

'86 BUICK Riviera Special Edition — Triple black leather, moonroof, loaded, 1-owner, Summer Clearance. -

WALSER BUICK 869-1492

1984 BUICK Century 4 Door, air, tilt, cruise, FM cass, split seats, low miles, super nice. Summer clearance.

WALSER BUICK 869-1492

84 BUICK Skyhawk 4DR w/ bucket seats, center console, Auto, air, cruise, nice middle car & priced to sell this week.

RAY ELIOT CHEV 825-4441

'83 BUICK SKYLARK, 4dr, tilt, cruise, AC, AM/FM, AT, PS, PB, acyl, good cond inside & out, 104M, new brkt, shocks & struts, $1595. 220-3208

'83 BUICK CENTURY

4DR, AT, AC, tilt wheel, PW, 50M on rplc. 114M, gd cond, $1995/BO. 922-0981

'88 BUICK REGAL 2 dr. V6 tel black, sntl, tilt, cruise, stereo, PW, PDL. On Sale $8380

VILLAGE CHEV 473-5444

'83 BUICK Century, 4 Dr, 46K act miles, fresh trade, auto, air, save your money! $2,995

WALSER BUICK 869-1492

1987 BUICK Riviera, loaded, on board touch screen info center, seats, air, stereo.

BURNSVILLE LINC-MERC 892-3060

'83 BUICK SKYHAWK 3DR AC, PS, PB, S-bed, tilt, cruise, 90M, new tires, struts, brakes, 2-tone grey, $1195. 427-6497

'81 BUICK Century Lim, exc cond, needs muffler, new int, AC, PS, PW, 4 dr, power cl, am/fm, $1275-612-571-5710

'84 BUICK Riviera, V6, AT, Many opts. Gd shape. Excel inter. 90M. Must see going to school. $3995/ser. 447-7777

'85 BUICK Century Limited, 4 door, V6, AT, AC, full power, pre clean. Sale $3,991.

PRESTIGE 544-4441

'79 Buick Regal - V6, AC, PS, PB, AM/FM, new tires, gd battery, 80,000 miles, $1750. 933-9990 days, 933-9730 eves.

'84 BUICK Riviera, Power moonroof, leather, loaded, [illegible]

Used Domestic Autos For Sale 820

'79 BUICK LeSabre, exc runner, new tires, ps, pb, pw, pl, am/fm, $1200/bo. 775-9911

'82 BUICK Riviera

Moonroof, $2500. 938-[illegible]

'78 BUICK REGAL LTD. AC, PS, cruise, tilt. Good cond. $975. 417-3358 after 6pm

'76 BUICK REGAL, good cond, very clean, runs well, $775/BO. 565-2960

'85 BUICK Century, 4dr, acyl, tilt, dirs am/fm, cass, STVIR. Clean, $2600. Call 869-3141

'84 BUICK Century custom, 3L V6, gal/bl, AT, AC, 43M, $2900/bo. 331-4412

'81 BUICK SKYLARK, 4 dr, auto, air, am/fm stereo, cloth, exc cond, $1675. 479-3114 aft

'80 BUICK RIVIERA loaded, condition! $4000. 331-7874, 835-4720

'81 BUICK SKYLARK 4DR. Auto, air, tilt, new, 33M. Must see! $1195. 612-533-7777 dir

CADILLAC

Cadillac

FRESH LOW MILEAGE TRADES

1990 Brougham

Black - red leather 5,500 miles

1987 DeVille Sedan

Metallic beige - tan interior 37,000 miles

1985 DeVille Coupe

Green w/white top 22,000 miles

1989 DeVille Sedan

Dark Brown Loaded with extras inc. astro roof $19,350

1988 Eldorado Biarritz

Mel blue - Silver top Lots of extras even a classic specs $13,900

1985 Cimarron

Red - Classic Edition $6,195

1990 CADILLAC SPECIAL PURCHASE SAVE MORE THAN $10,000 FROM MSRP on 1990 Cad Sevilles 1990 Cad Eldorado 1990 Cad DeVille Sedans

OUR 37TH YEAR

★ Anderson Cadillac ★

7400 Wayzata Blvd 544-2501

★ CADILLAC ★

PRE-OWNED LUXURY

'90 Cadillac Sedan, 13,334 act mi, loaded, Conv top, moonrf.

'89 Cadillac Elde, 6,960 act miles, loaded, Conv top, Cont. kit, custom grill.

'88 Cadillac Elde, Starlight black with custom hair roof, loaded. Reduced to $12,888

'88 Cadillac Fleetwood D'Elegance, 19,384 act mi & loaded.

'88 Cadillac Elde, 3,537 act miles, loaded.

'87 Cadillac Seville, 39,999 act mi, load, Conv top, cust. grill.

'87 Cadillac Fleetwood D'Elegance, 34,000 actual, white/white/white, loaded.

'86 Cadillac Cimarron, 55,737 act miles, auto trans, loaded.

'85 Cadillac Elde, 47,537 act miles, loaded, Conv top.

'85 Cadillac Fleetwood, 29,700 act mi, load, showroom new.

'82 Cadillac Fleetwood, 63,000 act 1 owner, white w/moonroof, loaded, $4,288.

'78 Cadillac Eldorado Barritz, 10,000 act miles, moonroof, loaded, showroom.

MID-AMERICA'S FINEST SELECTION OF HAND-PICKED CADILLACS

ALL W/PACK WARRANTY SERV. CONTRACTS AVAIL

BLOOMINGTON ACURA

Used Domestic Autos For Sale 82

CAD

1990 SEDAN DeVILLE CLEARANCE SALE

MAKE YOUR BEST DEAL TODAY!

NEW 82 TO CHOOSE

★ $1500 Rebate ★
★ Factory to Dealer ★ Incentives ★
★ Huge End-of-Year ★ Discounts

PRE-OWNED 10 TO CHOOSE

★ Save $10,000 From New ★
★ Low Miles ★

NOW IS THE TIME TO BUY!

We Need Your Trade-In

LONG Cadillac, inc

ROSEVILLE ★ 636-606[illegible]

'84 CAD ELDORADO

★ CONVERTIBLE ★

Biarritz Convertible in gorgeous Cadillac white with matching leather interior. Absolutely loaded with options and only 29,000 1 owner miles. Can't beat this immaculate 1 owner car trade today at only $17,988

BUERKLE

BUICK • HONDA

Hwy 61 411-494

★ 484-0231 ★

CAD

'89 BROUGHAM

Silver Frost with grey pillow tufted velour interior. This special one-owner is loaded with Cadillac amenities. Just 14K miles! Immaculate in and out. Save prices for clearance

LONG Cadillac, inc

ROSEVILLE ★ 636-606[illegible]

84 CADILLAC Seville - It's sharpest in town. Hard to find w/carriage roof, white leather. If you're looking for great car at a super price, this is it. Come, make offer. We're going to sell it during this sale

RAY ELIOT CHEV 825-44[illegible]

★ '87 CAD SDN DeVille ★

Only 44xxx quality miles, one owner car trade! Hurry priced for immediate sale!

RUDY LUTHER'S DOWNTOWN PONT.-GMC Henn & Wash 371-1400

'90 CADILLAC Coupe DeVille Fresh trade-in! Loaded with options. Hurry. Won't last long! Only $3,988. Choose from many vehicles in stock.

RIDE NISSAN OF BURNSVILLE 435-35[illegible]

1985 CAD Fleetwood 4 Door This car still new, 31,xxx original one-owner miles, white/white leather moonroof, sure clear specimen

WALSER BUICK 869-149[illegible]

'87 CAD Eldorado Absolutely Beautiful, low mileage luxury coupe. All the best Cadillac options, leather, full power + power moonroof. On sale $11,495 888-9441 Dir

'85 CAD Fleetwood 4 Door Just in, 34,xxx actual miles looks & drives like new, all options, Summer clearance.

WALSER BUICK 869-149[illegible]

'78 CADILLAC Sedan DeVille Very mint blue w/vmt top 1 owner car, loaded, 100M, Excond, $2000. 476-9781

'87 CADILLAC Fleetwood Rwd, one owner, loaded, very mint, see this one, Sale $7,995.

PRESTIGE 544-444[illegible]

'90 CAD Co DeVille 3dr, loaded, 3.8, carriage roof, leaves both parties. Southtown Toyota, 888-5361

'77 CADILLAC ELDORADO Runs & looks great, high miles, $950. 472-6373

'79 CAD Fleetwood formal limousine. Immaculate condition. $2,500. 938-1373

'89 CAD SEDAN DEVILLE Will lease elegant car trade, super share, 731-8477 491-8107

'77 CAD COUPE DEVILLE Original Condition - Loaded $1295. 473-4[illegible]

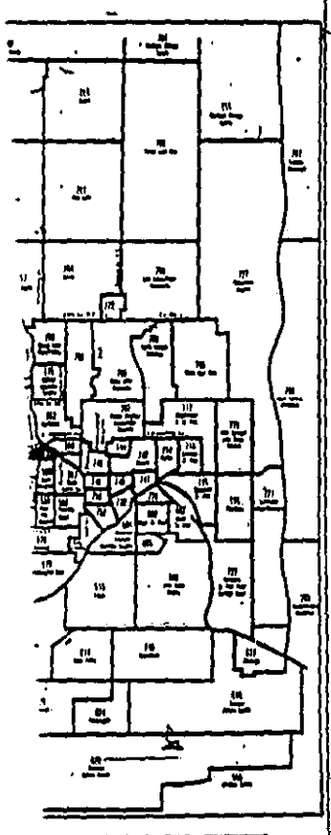
'77 CAD Sedan DeVille no rust, very clean, excellent runner, $1350. 757-0344

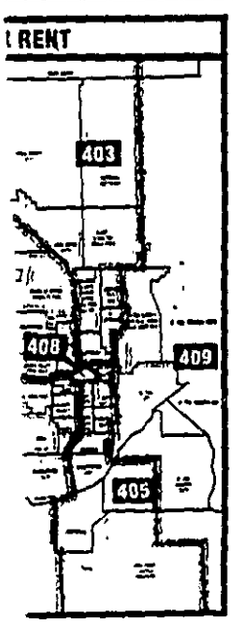
'79 CAD Eldorado Collector

LEXUS MITSUBISHI CHEVY GEO

EXHIBIT 18

eal Estate
on Guide





MISCELLANEOUS REAL ESTATE 804

OF BRAINERD

PEQUOT LAKES

GRAND RAPIDS AREA

BRAINERD AREA

GRAND RAPIDS AREA

1-800-765-5253

OF HINCKLEY

I WANTED...HUNTERS !

TWENTY ACRES

RIVER FRONTAGE

YELLOW RIVER

OVER 100' FRONTAGE on

FORTY ACRES

FIFTEEN ACRES

MINNESOTA'S BEST KEPT SECRET!!!

HUNTING LAND!!

LAKE FOREST REALTY

LAKE HOME

RENT

EDINA REALTY

LAKESHORE

JERRY FOSTER REALTOR

LOG CABINS

★USA★

★★ ANNANDALE ★★

OAK REALTY 1-292-3737

FREE BROCHURE

Longville-Outing Area

BILL HANSEN REALTY

BRAINERD LAKES AREA

ANNANDALE'S LAKESHORE SPECIALIST

WRIGHT COUNTY REALTY

MISCELLANEOUS REAL ESTATE 805

OF RICE LAKE

OVER 17 ACRES

REDUCED PRICE

1-800-548-1074

MINNESOTA'S BEST KEPT SECRET!!!

HUNTING LAND!!

TOWERING PINES ESTATE

HAYWARD AREA LAKE

Reasonable Waterfront

ON THE WATERFRONT

PINE TREED POINT

SANDY SHORE

BEAVER DAM LAKE

NEW TOWER FRANCE

ON VIDEO

TELEMARK RESORT

Tower Miller Resort Sales

CROSS LAKE HEIGHTS

OUTSTANDING RESORT

14 COTTAGE RESORT

BOUNDARY WATERS

TOPS THROUGHOUT

RESORT WITH ARTESIAN HOME & 14 UNITS

CAMPGROUNDS

SUPER BUY

LARGE RESORT

CAMPGROUNDS

MISCELLANEOUS REAL ESTATE 808

LENDERS REPO $14,900

SCOTTSDALE, ARIZ

COAST OF MAINE

COUPLE'S VACATION

OPEN!

HOBBY FARM ON RIVER

FURNITURE 809

BURNET

Land & Farms for sale

NEW LISTING 10 ACRES

10 ACRE HOBBY FARM

LAKE PEPIN BLUFFS

HUNTER'S HEAVEN

★LOTS and LAND★

ACREAGE ABOUND

"We Have Land Buyers Thinking of Selling! Call Us!"

EXECUTIVE HOBBY ESTATE

2.5 ACRES - WACONIA

REAL ESTATE AUCTION

LUCE LINE

BUFFALO CREEK

RE/MAX ACTION WEST

5 WOODED ACRES

3 ROLLING ACRES

EDINA REALTY

REALTY MARKET, INC

70 ACRES-REDUCED

2-7 ACRE SITES

BURNET REALTY

COLONIAL BANKCITIES

DAKOTA COUNTY

1ST AD ★ 10 ACRES

KIMBERLY 809

OF FRANCIS RIVER

HOBBY FARM/HUNTING

VINTAGE NATIONAL BANK

Tony County Home

CANNON FALLS

FURNITURE 811

SKI RESORT/ AMPHITHEATRE REAL ESTATE AUCTION

REAL ESTATE AUCTION

CATTLE FEEDER'S DREAM

REALTY MARKET, INC

HOG FARM

★ AITKIN AREA ★

PRICE REDUCED

FURNITURE 814

HIDDEN RIVER FARM

EXHIBIT

DOCUMENT NO.
265142

STATE BAR OF WISCONSIN FORM 2-1977
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL 456 PAGE 314

BURNETT COUNTY
WISCONSIN
RECEIVED AND RECORDED

MAY 11 1990
AT 3:30 O'CLOCK PM
VOL 456 PAGE 314
Elaine K. Olson
REGISTER OF DEEDS

RETURN TO
Gerald Wagner

This Deed, made between MIN-WIS, Incorporated, a Minnesota Corporation, Grantor, and American Investment Company, a Wisconsin partnership, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration Ten and 00/100 ($10.00) Dollars conveys to Grantee the following described real estate in Burnett County, State of Wisconsin:

Tax Parcel No: ~~024-3113-05-200~~
024-3113-05 800
~~024-3113-04-800~~
024-3113-05
024-3113-05 100
024-3113-04 310

Lot B and D, Certified Survey Map, of Volume 1, page 212; Lots E and F, of Certified Survey Map, Volume 3, page 119; Certified Survey Map, Volume 3, page 120; and Lot 5, Certified Survey Map, Volume 4, page 244-246. All certified survey maps recorded in the office of the Register of Deeds for Burnett County, Wisconsin. All located in Government Lots 3 and 4, 13-39-14, Burnett County, Wisconsin.

TRANSFER
$ 81.00
FEE

This is not homestead property.
(is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And MIN-WIS, Incorporated, a Minnesota Corporation warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 11th day of May, 1990

This Corporation has no corporate seal (SEAL)

(SEAL)

MIN-WIS, Incorporated, a Minnesota Corporation
(SEAL)
BY: Craig H. Johnson, President
(SEAL)
BY: William W. Stein, Secretary-Treasurer

AUTHENTICATION

Signature(s)

authenticated this day of, 19

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

THIS INSTRUMENT WAS DRAFTED BY
Michael O. Erspamer
210 Knapp St., Chetek, WI 54728

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

ACKNOWLEDGMENT

STATE OF WISCONSIN
Barron County. } ss.

Personally came before me this 11th day of May, 1990 the above named Craig H. Johnson and William W. Stein being the president and the secretary-treasurer of the above named corporation to me known to be the persons who executed the foregoing instrument and acknowledged the same.

G. C. Flor
Notary Public Barron County, Wis.
My Commission is permanent. (If not, state expiration date: March 20, 1994)

*Names of persons signing in any capacity should be typed or printed below their signatures.

EXHIBIT 20

HOUSES FOR SALE 762

counselor
OPEN 1-4

OPEN HOUSE 1-4
OPEN SUNROOM
OPEN TO OFFERS

EXCLUSIVE
Olympic Glen

NEW CONST FROM $18,400!

IMPRESSIVE ON PARK

YOUR WAY IN ★

★ STAR REALTY ★

(VIC) 571-9200

OPEN 1-4

REDUCED ★

FREE LIVING!

COUNTRY LIVE

NEW REALTY

DAY SPECIAL

NW SUNDAY 571-9200

OPEN SUNDAY 1-4

HOUSES FOR SALE 765

W'S EXECUTIVE

CATION CENTER

FAIR NOW
WINTER TOMORROW!

SUNDIAL 571-9200
"EXECUTIVE TWINHOME"

LAKE OWASSO ACCESS
OPEN MONDAY 1-4

TOP LOCKWOOD
REALTY WORLD Burnsville

HOUSES FOR SALE 764

HOUSES FOR SALE 766

Edina Realty

THREE FOR ALL
OPEN 1-4

RAMBLER HAS IT!

QUALIFY ASSUME

EDINA REALTY

COLDWELL BANKER

NORTHLAND
FANTASTIC 4 BDR HOME

BRIGHTON SQUARE!!

BURNET REALTY

BIG, PRIVATE LOT

HOUSES FOR SALE 767

counselor
RAMBLER-72,900

EXECUTIVE TWINHOME

OPEN SUN 2-4
1213 DOGWOOD

ERA LUND

REMAKE IT!

BRAND NEW $79,900

J-4 OPEN SUN 1-4

EDINA REALTY

HOUSES FOR SALE 768

NEW LISTINGS
FRIDLEY

★ OPEN SUN 2-5 ★

Reality Network Inc

HELLO, YOUNG LOVERS!

BELL REAL ESTATE

FRIDLEY

OPEN SUNDAY 1-4

counselor

FRIDLEY-85,900
TRIPLE GARAGE

SUNDIAL

LARGE LAKE AREA

SUNDIAL (VIC) 571-9200

TOWNHOUSE-NEW LISTI

EDINA REALTY

Location! Location!

Sundial 571-9200

TOWNHOME $68,900

COLDWELL BANKER

INNSBRUCK-IMMACULATE

HOUSES FOR SALE 769

OPEN HOUSE 11-3

EDINA REALTY

HOUSES FOR SALE 770

counselor

ASSUME ★

HOUSES FOR SALE 772

"HI-ASSUME"

LABOR DAY SPECIAL

HOUSES FOR SALE 780

1ST OF — LAKESHORE

HOUSES FOR SALE 782

★ 10 ACRES - 4 LVL ★

BURNET REALTY

HOUSES FOR SALE 786

OPEN SUN 1-4:00

OPEN SUNDAY 1-4

REAL ESTATE SERVICES, UNIC. 793

★ FORECLOSURES ★

ASSUME! ASSUME!
NO/QUALIFY

BANK FORECLOSURES

MISCELLANEOUS REAL ESTATE 794

MISCELLANEOUS REAL ESTATE 795

BURNET

LAKE STLVIAI

SANDY LAKESHORE

PRIOR LAKE

LAKESHORE

ERA MUSKE COMPANY

MISCELLANEOUS REAL ESTATE 796

CEDAR KNOLLS
APPLE VALLEY

AFFORDABLE
Your Choice of Two Mobile Home Parks

Northeast Mpls
BLAINE INTERNATIONAL VILLAGE
10454 Central Ave. N.E.
784-2566

West of Mpls.
ROCKFORD RIVER VIEW ESTATES
135 Highview Rd.
477-5858

Rents From $170/Mo
★ Pets Welcome
★ Cable TV Available
★ Large River Lots
Locally Owned & Operated

OPEN HOUSE 1-4
DOUBLEWIDES
NEW, USED, BANK REPOS
TO CHOOSE FROM
STARTING AT
$14,900
AMARCING FROM 7.5%
NEW HOMES STARTING AT
$16,900
25 TO CHOOSE FROM
WE TAKE TRADES
LOCATED AT
LAVERNE Drive
Hwy 10 & Hwy 65
Anoka, MN 55303
NORTHGATE HOMES
612-428-4123

NEED FINANCING!
Buying or selling your mobile home? Financing for your buyers?
Greenlree Acceptance
MUD, VA & 3rd Party Financing available

LOT FOR RENT

4 BEDROOM

ARDMORE VILLAGE
CALL PAM 469-3339

CASTLE TOWERS
EAST BETHEL

★ $385 MO TOTAL! ★

DOUBLE WIDE

VSP

★ SUPER BUYS ★

MISCELLANEOUS REAL ESTATE 799

16 PRIME ROSEVILLE LOTS

MISCELLANEOUS REAL ESTATE 800

BUILDER/DEVELOPER

MISCELLANEOUS REAL ESTATE 801

BURNET

EXECUTIVE LOTS!

EXECUTIVE HOMESTEAD

Cramer

ENJOY COUNTRY LIVING

LAKESHORE ESTATES

TIMBERMAN - $17,900

★ MINNETONKA AREA ★

EDINBURGH

SPECIAL FALL
Popular Location
PRICES & TERMS

WOODBURY — LAKESIDE
GRAND OPENING PHASE I
$21,900 - $41,900

CHOICE BURNSVILLE

RIVERSIDE WALK-OUTS
$24,900 - $37,900

LARGE FOREST HOMESITES
$28,900 - $33,900

GOLF COURSE WALKOUTS
$23,900 - $35,900

CHAMPLIN ON THE PARK

★★

"LAKEVILLE"
KINGSLEY COVE: Only 3 left!

"CHASKA"
PARK RIDGE is welcome to new Community of Chaska. School campus, Parkway, Pool, Tennis, Open as 32,000

TERRIFIC SPACES YOUR
JIM OSTENSON 941-7805
DAN COOK 831-3201

APPLE VALLEY
LAKESHORE SITES

LAKEVILLE
LYNWOOD NORTH

NEW BRIGHTON
WOODS OF HENNEPIN

ARCON DEVELOPMENT

WEST
★ BLOOMINGTON ★

2 WALKOUT LOTS

HOPKINS $35,900

BURNET REALTY
PHASE II NOW OPEN
MAPLE GROVE

★ SPECIALISTS ★

★ HAVE A NICE ★
LABOR DAY WEEKEND!

ELK RIVER - $17,900

LOTS OF LOTS

EDEN PRAIRIE

MISSISSIPPI RIVER
DAYTON RD, CHANHASSEN

MISCELLANEOUS REAL ESTATE 802

15 ACRES — GOLF COURSE

CASH VERSUS PROMISES!

WOODED ACREAGE

MISCELLANEOUS REAL ESTATE 803

LAND WANTED

EP PRAIRIE REALTY

DIVORCED OWNERS MUST SELL

WOODLAND FARMS

BURNET REALTY

ATTN: DEER HUNTERS

300 700' FROM RIVER

MISCELLANEOUS REAL ESTATE 804

LOCAL CREDIT

EXHIBIT 21

70080

VA Form 26-6447a, Jan 1981
Section 1820, Title 38, U.S.C.

VOL 468 PAGE 129
WISCONSIN

THIS INDENTURE, Made this 9th **day of** May **, A. D. 19** 91 **,**

between the Administrator of Veterans Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D.C., 20420, party of the first part, and

AMERICAN INVESTMENT CO., A Wisconsin Partnership **, party of the second part.**

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration

to him **in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part,** their **heirs and assigns forever, the following-described property, situated in the County of** Burnett **, State of Wisconsin, to wit:**

Government Lots 3 and 4, Section 3, Township 40 North, Range 14 West, Burnett County, Wisconsin.

Tax Key Numbers: 28-4103-03-600
28-4103-03-900

Property Address: 1860 Kesler Road
Danbury, WI 54830

State of Wisconsin
County of Burnett
This document is a full true and correct copy of the original on file and of record in this office and has been compared by me
Dec. 21 '94
Elaine K. Olson
Elaine K. Olson Register of Deeds
Deputy
Vol 468 Page 129
Deeds

Exempt from Real Estate Transfer Tax, Sec. 77.25(2) Wis. Statutes.

This instrument drafted by
TOM G. BITTERS, ATTORNEY

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above-bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said property as above described with the hereditaments and appurtenances, unto the said party of the second part, and to their heirs and assigns FOREVER.

And the said party of the first part and the successors in such office, as such, covenant, grant, bargain, and agree to and with the said party of the second part, their heirs and assigns,

that the above-bargained premises in the quiet and peaceable possession of the said party of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under said party of the first part, he/she will forever WARRANT AND DEFEND. *EXCEPT

EXHIBIT 22

IN WITNESS WHEREOF, par[illegible] of the first part, on the day and year first ab[illegible] written, has caused these pres[illegible]s to be signed and sealed in his/her name [illegible]d on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820, and title 38, Code of Federal Regulations, sections 36:4342 and 36:4520, pursuant thereto, as amended, and who is authorized to execute these presents.

SIGNED AND SEALED IN PRESENCE OF

*_____

*_____

The Administrator of Veterans Affairs

*By _____ [SEAL]

THOMAS M. MALTA, Loan Guaranty Officer pursuant to the delegation of authority contained in 38 CFR 36.4342 & 36.4520

Title: _____

VA Regional Office, Milwaukee, WI
Telephone: (414) 291-1179. (Pursuant to a delegation of authority contained in VA Regulations, 38 C.F.R. 36:4342 and 36:4520.)

STATE OF WISCONSIN
Milwaukee County } ss:

Personally came before me, this 9th day of May, A. D. 19 91, the above THOMAS M. MALTA an employee of the Veterans Administration, an agency of the United States Government, known to me to be the person whose name is subscribed to the foregoing instrument as said employee for the Administrator of Veterans Affairs, and acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

My commission ~~expires~~ is permanent.

*_____

TOM G. BITTERS
Notary Public in and for said County and State.

*NOTE.—Print, typewrite, or stamp name of the employee executing this instrument; also names of the witnesses and notary public immediately below each signature.

*"municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, if any."

THE TITLE "SECRETARY OF VETERANS AFFAIRS" SHALL BE SUBSTITUTED FOR THAT OF "ADMINISTRATOR OF VETERANS AFFAIRS" EACH TIME THAT IT APPEARS IN THIS DOCUMENT PURSUANT TO THE PROVISIONS OF SECTION 2, PUB. L. NO. 100-527, THE DEPARTMENT OF VETERANS AFFAIRS ACT.

No. 270080

ADMINISTRATOR OF VETERANS AFFAIRS

TO

DEED

REGISTER'S OFFICE
STATE OF WISCONSIN
Burnett County.
Received for record this 10th day of May A. D. 19 91, at 4:15 o'clock P. M., and recorded in Vol. 468 of Deeds on page 129
Received
Elaine K. Olsen
Register of Deeds.

Deputy.

Return to

Marshfield Paperback Reg.
8700 E. Jung St. Rd.
Wash. Island, WI 54830

pd
10.00

NOTICE OF APPEAL INFORMATION

Notice Of Rights For Rehearing Or Judicial Review, The Times Allowed For Each, And The Identification Of The Party To Be Named As Respondent.

Serve Petition for Rehearing or Judicial Review on:

STATE OF WISCONSIN REAL ESTATE BOARD

1400 East Washington Avenue
P.O. Box 8935
Madison, WI 53708.

The Date of Mailing this Decision is:

February 27, 1996

1. REHEARING

Any person aggrieved by this order may file a written petition for rehearing within 20 days after service of this order, as provided in sec. 227.49 of the *Wisconsin Statutes*, a copy of which is reprinted on side two of this sheet. The 20 day period commences the day of personal service or mailing of this decision. (The date of mailing this decision is shown above.)

A petition for rehearing should name as respondent and be filed with the party identified in the box above.

A petition for rehearing is not a prerequisite for appeal or review.

2. JUDICIAL REVIEW.

Any person aggrieved by this decision may petition for judicial review as specified in sec. 227.53, *Wisconsin Statutes* a copy of which is reprinted on side two of this sheet. By law, a petition for review must be filed in circuit court and should name as the respondent the party listed in the box above. A copy of the petition for judicial review should be served upon the party listed in the box above.

A petition must be filed within 30 days after service of this decision if there is no petition for rehearing, or within 30 days after service of the order finally disposing of a petition for rehearing, or within 30 days after the final disposition by operation of law of any petition for rehearing.

The 30-day period for serving and filing a petition commences on the day after personal service or mailing of the decision by the agency, or the day after the final disposition by operation of the law of any petition for rehearing. (The date of mailing this decision is shown above.)