

EXHIBIT A



8 0 4 3 4 3 0
Tx:4033471

CONFIRMATION DEED

Document Number

Document Title

0953740

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
11/15/2011 08:34 AM
REC FEE: 30.00
PAGES: 4
EXEMPT #: 77.25 (3)

This Confirmation Deed is made on May 16, 2011 by Betty Jane Magritz (Grantor) of [redacted] Wisconsin and Steven Alan Magritz (Grantee [redacted] Wisconsin.

Grantor conveyed to Grantee by Warranty Deeds the lands described in the Deeds, which Deeds were dated September 14, 1990 and recorded in the book of deeds, Document Number 435131, Volume 683, Page 210, and Document Number 435132, Volume 683, Page 212, in the office of the Register of Deeds, Ozaukee County, Wisconsin. Copies of the Deeds are attached hereto and incorporated herein by reference. These Deeds were not intended to be executed to the public.

In the aforesaid incorporated Deeds, by mistake of the parties, the following mistakes have thus far been identified:

1. The name of the Grantee was incorrectly abbreviated as Steven A. Magritz instead of being correctly set forth as Steven Alan Magritz.
2. The venue was incorrectly stated as being in the corporation named State of Wisconsin, instead of correctly stating as being on the land of geographic Wisconsin.
3. The granting phrase incorrectly stated "An undivided one-half interest as tenant-in-common" instead of the correct phrase "An undivided one-half interest as a freehold".

3. The boiler plate phrases incorrectly stated, to wit, "the said Grantor, for a valuable consideration, conveys to Grantee the following described real estate", and, "Together with all and singular the hereditaments and appurtenances thereunto belonging; And warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except -none- and will warrant and defend the same" instead of correctly stating:

"The Grantor, having received the purchase money from the Grantee, does by these presents, Give and Grant to Steven Alan Magritz and to his heirs, the land (common law definition, which includes everything both above and below the surface) described in this Indenture, to have and to hold the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereunto belonging, unto the said Steven Alan Magritz and his heirs and assigns forever; and further, the Grantor, for herself and her heirs and assigns, covenants (1) that the Grantor is lawfully seized of the land, (2) that she has good right to sell, transfer, assign, and convey all rights, titles, and interests in the land, (3) that the premises are free from all encumbrances (except a contract with the corporation named State of Wisconsin, which expires December 31, 1996), (4) that the Grantor and her heirs and assigns will forever warrant and defend the Grantee and his heirs and assigns against every person lawfully claiming the premises or any part thereof, (5) that the Grantor and her heirs and assigns will guarantee the quiet enjoyment of the premises to the Grantee and his heirs and assigns, and (6) that the Grantor and her heirs and assigns will, on demand of the Grantee or his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required."

To prevent future difficulties, and to permit recordation of deeds that reflect the true intent of the parties, the parties desire to correct the mistakes and in exchange of their mutual promises hereby set forth their signatures to bear witness of the same, nunc pro tunc September 14, 1990. The metes and bounds description of the granted land is attached hereto and incorporated herein by reference.

Betty Jane Magritz

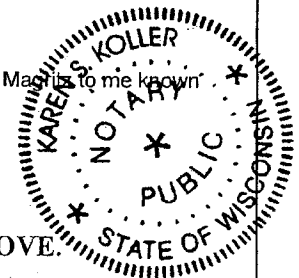
Steven Alan Magritz

State of Wisconsin)
Ozaukee County) ss.

Personally came before me this 16th day of May, 2011 the above named Betty Jane Magritz and Steven Alan Magritz to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Karen S. Koller

My Commission expires: 3/3/2013



THIS PAGE IS ACT OF TITLE LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
This instrument was prepared by Steven Alan Magritz
WRDA Rev. 12/22/2010

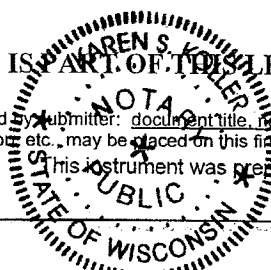


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I certify that this is a true and correct copy of a document on file and of record in my office and has been compared by me.

11-15-2011 *Amelia Cases*
Date Register of Deeds (Deputy)

Recording Area

Name and Return Address

Steven Alan Magritz

[redacted]

[redacted] Wisconsin

04-034-09-001.00

Parcel Identification Number (PIN)

Legal Description Attachment to Confirmation Deed

Seller (Grantor): Betty Jane Magritz

Buyer (Grantee) Steven Alan Magritz

Legal Description Attachment to Confirmation Deed dated May 16, 2011 nunc pro tunc September 14, 1990

Parcel Identification Number (PIN): 04-034-09-001.00

1. Forty-seven (47) acres, more or less, situated in Government Lots 8 and 9 in Fractional Section 34, Town 12 North, Range 21 East, in the Town of Fredonia, Ozaukee County, Wisconsin, more particularly bounded and described as follows: Commencing at a point located 800 feet north of the south line of Government Lot 9 and 35 feet East of the west line of said Government Lot 9; the boundary line of said 47 acres running thence North 0° 59' East 570 feet to a point; thence East parallel to the North line of said Government Lot 9, 1737 feet, more or less, to the West shore line of the Milwaukee River; thence Southerly along the West shore line of the Milwaukee River, 1600 feet, more or less, to a point in the South line of Government Lot 9; thence West to a point in said South line 700 feet East of the Southwest corner of Government Lot 9; thence North 0° 59' East 800 feet to a point; thence West parallel to said South line 665 feet to the point of beginning.

2. Thirteen (13) acres, more or less, situated in Government Lots 8 and 9 in Fractional Section 34, Town 12 North, Range 21 East, in the Town of Fredonia, Ozaukee County, Wisconsin, more particularly bounded and described as follows: Commencing at the southwest corner of said Lot 9, said point being 1320 feet East of the southwest corner of Fractional Section 34; thence North 0° 59' East on a line 1320 feet East of and parallel to the west line of Fractional Section 34 aforesaid 1370 feet to a point; thence East on a line parallel to the south line of Government Lot 9, 35.00 feet to a point; thence South in a line parallel to the west line of said Fractional Section 34, 570.00 feet to a point; thence East in a line parallel to the South line of said Government Lot 9, 665.00 feet to a point; thence South in a line parallel to the west line of said Fractional Section 34, 800.00 feet to a point in the south line of said Government Lot 9; thence west along the said south line of said Government Lot 9, 700.00 feet to the place of beginning; also the following described land, situated in the County of Ozaukee and state of Wisconsin, to-wit: The North One Thousand Three Hundred Twenty (1320) feet of the East Thirty-Three (33) feet of the West One-half of the Southwest Quarter of Section Thirty-four (34), Township Twelve (12), North of Range Twenty-one (21) East, in the Town of Fredonia, Ozaukee County, Wisconsin, all South of the Town Road.

3. The east 33.00 feet of the west 1287.00 feet of the north 1485.00 feet of the South West 1/4 of Section 34 and the east 33.00 feet of the west 1320.00 feet of the south 165.00 feet of the north 1485.00 feet of the South West 1/4 of Section 34, Township 12 North, Range 21 East, in the Town of Fredonia, Ozaukee County, Wisconsin, containing 1.25 acres of land, more or less. All south of the Town Road.

435131

VOL 683 PAGE 210

RECORDED

This Deed, made between Betty Jane Magritz

1990 SEP 18 PM 3:00

Grantor,
and Steven A. Magritz

Ronald K. Wolf
REGISTER OF DEEDS
OSHAKEE COUNTY, WI 225.00

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration

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

Milwaukee Western Bank mv
6001 W. Capitol Drive
Milwaukee, WI 53216 \$10

Her remaining undivided one-half (1/2) interest
as tenant-in-common in the following described
real estate:

Tax Parcel No. 44-034-09-001.00*

See schedule A attached for legal description.

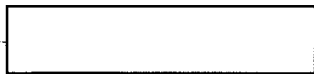
This is homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
none

and will warrant and defend the same.

Dated this 14th day of September, 19 90.

(SEAL)



(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of, 19

Milwaukee County, ss.

Personally came before me this 14th day of
September, 19 90 the above named
Betty Jane Magritz

TITLE: MEMBER STATE BAR OF WISCONSIN

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

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

THIS INSTRUMENT WAS DRAFTED BY

S. Magritz

Dean L. Niemuth, Sr.

Notary Public Milwaukee County, Wis.

My Commission is permanent. (If not, state expiration
date: April 21, 19 91.)

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

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

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435132

WARRANTY DEED

VOL 683 PAGE 212

RECORDED

1990 SEP 18 PM 3:00

REGISTER OF DEEDS
OZAUKEE COUNTY, WI

65

This Deed, made between Betty Jane Magritz
....., Grantor,
and Steven A. Magritz
....., Grantee,

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

Milwaukee Western Bank mv
6001 W. Capitol Drive
Milwaukee, WI 53216

Tax Parcel No. 04-034-09-001.00

An undivided one-half ($\frac{1}{2}$) interest as
tenant-in-common in the following described
real estate:

See schedule A attached for legal description.

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
none

and will warrant and defend the same.

Dated this 14th day of September, 1990.

..... (SEAL) (SEAL)
* (SEAL) (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

S. Magritz

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County.

Personally came before me this 14th day of
September, 1990 the above named

Betty Jane Magritz

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

Dean L. Niemuth, Sr.
Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: April 21, 1991.)

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

eRETR - Electronic Real Estate Transfer Return
Wisconsin Department of Revenue

This return was filed on November 11, 2011 at 9:15 AM with receipt 1YBOD.
The transfer has not been recorded by the Ozaukee County Register of Deeds.
This return was filed electronically.

^ **Grantors**

Betty Jane Magritz (Individual)

Address: , Wisconsin

Phone number:

Email:

Relationship with some grantee is: Family (Mother/son)

Grantor type: Individual

Ownership interest transferred: Full

Grantor retains the right: None

^ **Grantees**

Steven Alan Magritz (Individual)

Address:

Phone number:

Email:

Grantee type: Individual

^ **Parcels**

County: Ozaukee

Property legal description: 1. Forty-seven (47) acres, more or less, situated in Government Lots 8 and 9 in Fractional Section 34, Town 12 North, Range 21 East, in the Town of Fredonia, Ozaukee County, Wisconsin, more particularly bounded and described as follows: Commencing a

All of parcel **04-034-09-001.00** in the TOWN OF FREDONIA

Physical property address: **W3797 Shady Lane**

Section/Township/Baseline/Range/Meridian: S34 / T12N / R21E

Subdivision or condo/Lot or unit#/Block:

Primary residence of grantee: No

^ **Fee computation**

Total value of real estate transferred: \$0.00

Value subject to fee: \$0.00

Transfer fee due: \$0.00

Transfer fee exemption number: 3 (435131 & 435132)

Personal property value excluded from total value: \$0.00

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Property value exempt from local property tax: \$0.00

^ Tax bill mailing address

Send tax bill to: NOT TAXABLE - PRIVATE PROPERTY
NOT TAXABLE - PRIVATE PROPERTY
NOT TAXABLE - PRIVATE, Wisconsin 99999

^ Transfer and financing

Transfer type: Sale |
Conveyance document type: Other (Confirmation Deed / Correction Deed dated
September 14, 1990)
Conveyance date: September 14, 1990
Grantee's financing: None |

^ Physical description

Property type: Other (Private property)
Predominant use: Miscellaneous
Predominant use explanation: Private property
Lot square footage: 0
Total acres: 61.3
MFL/PFC acres: 0
Feet of water frontage: 1600

^ Agents and preparer

Grantors' agent - none
Grantees' agent - none
Preparer - none

^ Weatherization

Is property subject to residential rental weatherization standards? No, with exclusion code W-3 .

^ System information

Filed on: November 11, 2011 at 9:15 AM

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^ Full legal description

1. Forty-seven (47) acres, more or less, situated in Government Lots 8 and 9 in Fractional Section 34, Town 12 North, Range 21 East, in the Town of Fredonia, Ozaukee County, Wisconsin, more particularly bounded and described as follows: Commencing at a point located 800 feet north of the south line of Government Lot 9 and 35 feet East of the west line of said Government Lot 9; the boundary line of said 47 acres running thence North 0o 59' East 570 feet to a point; thence East parallel to the North line of said Government Lot 9, 1737 feet, more or less, to the West shore line of the Milwaukee River; thence Southerly along the West shore line of the Milwaukee River, 1600 feet, more or less, to a point in the South line of Government Lot 9; thence West to a point in said South line 700 feet East of the Southwest corner of Government Lot 9; thence North 0o 59' East 800 feet to a point; thence West parallel to said South line 665 feet to the point of beginning. 2. Thirteen (13) acres, more or less, situated in Government Lots 8 and 9 in Fractional Section 34, Town 12 North, Range 21 East, in the Town of Fredonia, Ozaukee County, Wisconsin, more particularly bounded and described as follows: Commencing at the southwest corner of said Lot 9, said point being 1320 feet East of the southwest corner of Fractional Section 34; thence North 0o 59' East on a line 1320

feet East of and parallel to the west line of Fractional Section 34 aforesaid 1370 feet to a point; thence East on a line parallel to the south line of Government Lot 9, 35.00 feet to a point; thence South in a line parallel to the west line of said Fractional Section 34, 570.00 feet to a point; thence East in a line parallel to the South line of said Government Lot 9, 665.00 feet to a point; thence South in a line parallel to the west line of said Fractional Section 34, 800.00 feet to a point in the south line of said Government Lot 9; thence west along the said south line of said Government Lot 9, 700.00 feet to the place of beginning; also the following described land, situated in the County of Ozaukee and state of Wisconsin, to-wit: The North One Thousand Three Hundred Twenty (1320) feet of the East Thirty-Three (33) feet of the West One-half of the Southwest Quarter of Section Thirty-four (34), Township Twelve (12), North of Range Twenty-one (21) East, in the Town of Fredonia, Ozaukee County, Wisconsin, all South of the Town Road. 3. The east 33.00 feet of the west 1287.00 feet of the north 1485.00 feet of the South West 1/4 of Section 34 and the east 33.00 feet of the west 1320.00 feet of the south 165.00 feet of the north 1485.00 feet of the South West 1/4 of Section 34, Township 12 North, Range 21 East, in the Town of Fredonia, Ozaukee County, Wisconsin, containing 1.25 acres of land, more or less. All south of the Town Road.

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