

This indenture made this 20 th day of March, 1911, between the Stoughton Mill Company, a corporation of Stoughton, Wisconsin, party of the first part, and the city of Stoughton, a municipal corporation of Dane County, Wisconsin, party of the second part.

WITNESSETH: - That the said ^{first} party, in consideration of the sum of eighteen thousand seven hundred dollars to it in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby sell, convey and warrant unto the second party, all the following described lands in Dane County, Wisconsin, to-wit: -

Commencing at a point three hundred and twenty feet south of the northeast corner of block number thirty-four of the city of Stoughton according to the recorded plat of the village now city of Stoughton; thence running south one hundred and twenty-five feet; thence east twelve rods; thence north to the southeast corner of lot fourteen in block thirty-five of said city of Stoughton; thence westerly on the south line of said block thirty-five to the place of beginning; also, all that portion of lot six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen and fifteen, in block thirty-five of said original plat of said city, lying south and Southeast of the Chicago, Milwaukee & St. Paul Railway Company's spur track leading from the flouring mill situated on said premises to the main railroad track; also lands occupied by said railroad spur track, subject to the right of way of said company as conveyed to it by George Dow and James Norris; also the following described tract or parcel of land to-wit: Commencing at the southeast corner of block thirty-four in said city of Stoughton according to the same plat; thence running west thirty eight rods to the center of lot one of block twenty four which point is supposed to be on the quarter line of section eight of town five north, range eleven east; thence running south on said quarter line to the north line of Water Street in George Dow's addition to the city of Stoughton according to the recorded plat of said addition; thence easterly along the north line of said Water Street a distance of thirty-eight rods or thereabouts to the west line of Fourth Street or highway; thence north to the place of beginning; also, all that portion of lots ten, eleven, twelve, thirteen, fourteen, fifteen and the west half of lot nine of block thirty-five in said city of Stoughton, lying north of the spur track of the Chicago, Milwaukee & St. Paul Railway Company; also, all of George Dow's addition to the city of Stoughton in said county according to the recorded plat thereof; also lots six and eight of block thirty-six and lot six in block thirty-four of the said village now city of Stoughton.

also, a right of way north of the above mentioned Chicago, Milwaukee & St. Paul Railway Company's spur track and adjacent thereto over lots six, seven and eight and the east half of lot nine of said block thirty-five of said city of Stoughton.

Also all rights of flowage and riparian rights, including the right to maintain a dam in the Catfish, or Yahara River, now owned by the first party in the following described lands in said county and state described in the following paragraph designated herein

(a) and (b) respectively, to-wit:-

(a) The southwest quarter of the southwest quarter of section number twenty-eight, the south half of the southeast quarter of section number twenty-nine; the southeast quarter of the northeast quarter of section number twenty, and the north half of the northeast quarter and all of that part of the southeast quarter of said north east quarter lying east of the Catfish River. All in section number thirty-two; the east half of the northwest quarter and the southwest fractional quarter of section number twenty; the west half of the northeast quarter and the west half of the northeast quarter of the northeast quarter of said section twenty, and the southeast quarter of said section number twenty. All in town six north of range eleven east.

(b) Also the right of flowage and riparian rights over, in and to the west half of section number four, the southeast quarter of section number five, and the north half of section number eight. All in town five north, range eleven east.

Also the party of the first part does hereby remise, release, alien, convey and quitclaim unto the second party all interest it may have in any and all lands, not hereinbefore described, located within the city of Stoughton in said county and state and does hereby sell, convey and assign unto the second party all riparian rights of every name, nature and kind whatsoever which it now owns.

EXCEPTIONS:

All of the following described lands in paragraph numbered from one to eighteen inclusive hereinafter set forth in numerical order are hereby excepted from the premises hereinbefore mentioned and described, and the deeds hereinafter mentioned and referred to in said paragraphs are made a part hereof as if fully set forth herein for the purpose of more accurately describing the lands and premises excepted from this grant, the description of the premises contained in the said several deeds is to prevail over any description contained herein of the excepted parts or parcels.

1. Lands deeded by James Norris and Thomas Beattie to T.G. Mandt, by deed dated July 27, 1876, and recorded in the office of the Register of Deeds for Dane County, in Vol. 106 of Deeds on page 363; lands deeded by James Norris and George Dow, Sr. to the T.G. Mandt Manufacturing Company by deed dated August 11, 1883, and recorded in the office of the Register of Deeds for said county in Volume 123 of deeds on page 563.

2. Also a piece of land bounded as follows; Commencing at the northwest corner of lot twelve, aforesaid, in block thirty-five; thence south eight rods; thence east ten rods; thence northeasterly to a point four rods south and two rods west of the northeast corner of lot nine in said block thirty-five; thence north four rods to the north line of said lot nine thence west along the south line of South Street to the place of beginning,

3. Also, excepting from George Dow's addition to the city of Stoughton hereinbefore described, lots three, four, five, six, seven, nine, ten, eleven and twelve, in block one of said

addition.

4. Also the following described lands conveyed by the Stoughton Mill Company to the Stoughton Wagon Company by deed dated March 28, 1903, and recorded in the office of the Register of deeds for Dane County on April 25, 1903, in Volume 175 of deeds on page 506, to-wit: Commencing at a point one hundred thirty-three feet west of the southeast corner of lot number one in block number thirty-four of the original plat of the village now city of Stoughton; thence running south to the north line of the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company upon which said company has laid a spur track; thence running in a westerly and northwesterly direction along the north line of said right of way to a point directly west of the place of beginning; thence east to beginning.

5. Also, the following piece or parcel of land described and conveyed by deed dated March 28, 1903, executed by the Stoughton Mill Company to the Stoughton Wagon Company, and recorded in the office of the Register of deeds for Dane County on April 29, 1903, in Volume 163 of deeds on page 602, to-wit: Commencing at the southeast corner of lot one in block number thirty-four of the original plat of the village, now city, of Stoughton, and running thence south on the west line of Fourth Street sixty-six feet to an iron stake; thence west one hundred and thirty-three feet to an iron stake; thence north sixty-six feet; thence east one hundred and thirty-three feet to the place of beginning.

6. Also the lands conveyed by said Stoughton Mill Company to one Thomas J. Aaberg by deed dated September 15, 1890, and recorded in the office of the Register of Deeds for Dane County, Wisconsin, on September 25, 1890 in Volume 138 of deeds, on page 137 and which land so excepted is described as Lot Eight of Block One of Dow's Addition to Stoughton.

7. Also, lands conveyed by the Stoughton Mill Company to Jens Paulson and Ole Olson Myrsted by deed dated September 5, 1892, and recorded in the office of the Register of Deeds for Dane County, Wisconsin, on September 6, 1892, in volume 149 of deeds on page 169, and which deed described the lands hereby excepted as lot six in Block thirty-six of the original plat of the village, now city, of Stoughton.

8. Also, lands conveyed by the Stoughton Mill Company to Olaus Matheson by deed dated October 12, 1892, and recorded in the office of the Register of deeds for Dane County, Wisconsin, on June first, 1893 in Volume 149 of deeds on page 310, and which land so excepted is described as the north part of Lot thirteen of Block thirty-five of Stoughton, extending from the north line of said lot south a distance of eight rods, being a piece of land four rods wide by eight rods long.

9. Also, lands conveyed by the Stoughton Mill Company to Ed Malen by deed dated January 2, 1895, recorded January 3, 1895, in the office of the Register of deeds for Dane County, Wisconsin, in Volume 151 of deeds on page 537 and which lands hereby excepted are described in said deed last named as lot six of block forty-four of Stoughton.

10. Also, lands conveyed by the Stoughton Mill Company to Horace Tusler by deed dated June 16, 1897 recorded June 17, 1897, in Volume 163 of deeds on page 355, in the office of the Register of Deeds for Dane County, and which lands so conveyed and excepted are lots two, twenty-one, twenty-two, twenty-three and twenty-four of Dow's Addition to the city of Stoughton according to the recorded plat.

11. Also, lands conveyed by the Stoughton Mill Company to the T.G. Mandt Vehicle Company

by deed dated April 11, 1902, recorded April 26, 1902, in the office of the Register of deeds for Dane County, in Volume 163 of Deeds on page 575, and which lands so excepted are described in said deed as follows:

Commencing at the northeast corner of lot six, of block thirty-five, of the city of Stoughton; thence west on the south line of South Street sixty-six feet; thence south, nine and eight-tenths feet to the center of the Chicago, Milwaukee & St. Paul Railway Company's spur track; thence Southwesterly along the center line of said ~~tract~~ to the west line of the east half of lot eleven in said block; thence south to the average shore line of the Catfish River; thence easterly along said shore line to the east line of lot six; thence north to beginning; also further excepting lands described in said last named deed as follows: A tract of land in lots ten and eleven in said block thirty-five, thirty-two feet six inches in width and one hundred twenty-nine feet in length, lying north of said R.R. track and upon which building erected by the said T.G. Mandt Vehicle Company is situated, excepting the following right of way described in the deed last mentioned to-wit: the right of way granted by the Stoughton Mill Company to the T.G. Mandt Vehicle Company over part of the west half of lot eleven lying south of the travelled tract or right of way running in a southwesterly and northeasterly direction along the northerly line of the R.R. track.

12. Also the lands and premises described in a deed from the said Stoughton Mill Company to Knudt J. Viken, which deed is dated April 28 1903 recorded May 12, 1903 in the office of the Register of deeds for Dane County, in Volume 185 of deeds, on page 315, the lands described in said deed and hereby excepted are lots thirteen, Fourteen and Fifteen of Dow's addition to the city of Stoughton.

13. Also, all lands lying between lots Sixteen, Seventeen and eighteen, Dow's Addition to Stoughton, now vacated, and the Catfish River, and being the same lands described in a deed from the Stoughton Mill Company to the Stoughton Cemetery Association, dated May 5, 1903, recorded May 12, 1903, in the office of the Register of deeds for Dane County in Volume 175 of deeds on page 521.

14. Also lots numbered sixteen, seventeen and eighteen of Dow's Addition to the city of Stoughton, being the lands and premises described in a deed from the Stoughton Mill Company to the Stoughton Cemetery Association, which deed is dated April 28, 1903, recorded May 12, 1903, in the office of the Register of deeds for Dane County in Volume 185 of deeds on page 316.

15. Also, the following described premises:—Commencing at a point on the boundary line between lots eleven and twelve of block thirty-five of the original plat of the village now city of Stoughton, eight rods south from the south line of South Street; thence west to a point on boundary line between lots thirteen and fourteen, eight rods south from the south line of South Street in said block thirty-five, in the City of Stoughton; thence south to the north shore of the Yahara River; thence southeasterly along said north shore line of said River to a point where the boundary line between lots eleven and twelve intersects said Yahara river; thence north along said boundary line to the beginning, subject to the right of way of the Chicago, Milwaukee & St. Paul Railway Company over said Premises and being the identical lands described in a certain deed executed by the Stoughton Mill

Company to one Henry M. Wallace dated August 18, 1905, recorded August 20, 1906, in Volume 205 of deeds, on page 65, in the office of the Register of deeds for Dane County, Wisconsin.

Also the following described lands described in the last named deed to the said Henry M. Wallace, to-wit:

Commencing on the boundary line between lots eleven and twelve, in block thirty-five of Stoughton, eight rods south from the south line of South Street; thence east parallel with the south line of South Street to land conveyed to the Mandt Wagon Company; thence southwesterly along said Mandt Wagon Company's land to the east line of the west half of lot Eleven of Block thirty-five of said city; thence south on said east line of the west half of lot eleven of said block to the north shore of said Yahara River; thence westerly along said north ^{shore} line of said river to the east line of lot twelve, block thirty-five of said city; thence north along the east line of lot twelve, block thirty-five to beginning, subject to the right-of-way of the Chicago, Milwaukee & St. Paul railway Company, and subject to the right of way of the Mandt Wagon Company.

Also subject to the right of way described in the same deed last above mentioned.

16. Also, all those parts of lots seven, eight and nine of block thirty-five of said original plat of said village, now city, lying north of the right of way to the grist mill of the Chicago, Milwaukee & St. Paul Railway Company, the same being the lands described in a certain deed from the Stoughton Mill Company to the Moline Plow Company, dated December 19, 1906, recorded January 4, 1907, in the office of the register of deeds for Dane County, Wisconsin, in Volume 194 of deeds on page 268.

17. Also, the following described lands:—Commencing at a point on the north line of Web Water Street in said city of Stoughton, at four rods west of a point where the west line of Fourth Street intersects the north line of Water Street, at the junction of said streets; thence north four rods; thence west four rods; thence south four rods to the north line of Water Street; thence east on said north line to beginning, being the identical lands described in a deed from the said Stoughton Mill Company to one J. M. Partis dated February 22, 1907, recorded March 5, 1907, in the office of the Register of deeds for Dane County Wisconsin, in Volume 203 of deeds, on page 59.

18. Also, the following lands:—Commencing at a point where the west line of Fourth Street intersects the north line of Water Street in the city of Stoughton; thence north four rods; thence west four rods; thence south four rods; thence east four rods to beginning, being the identical lands deeded by the Stoughton Mill Company to Ida Snyder, by deed dated February 22, 1907, recorded March 5, 1907, in Volume 203 of deeds on page 60 in the office of the Register of deeds of Dane County.

All personal property, except accounts owing to it by others belonging to the Stoughton Mill Company, and now on its premises, in the city of Stoughton, shall be considered as real estate and pass with the realty.

That this deed is made subject to a certain lease to the Stoughton Wagon Company of a part of the granted premises lying on the east side of Division Street and north of the Catfish River, and which lease will terminate in about two years from the day of the date hereof, and also, subject to all rights of way of the Chicago, Milwaukee & St. Paul Railway Company and others over any part of said premises and subject to the taxes of 1910.

The intention of the first party is to sell and deliver to second party all its property of every kind and description except cash and claim owed it by others; the intention of the second party is to purchase all such property and this deed shall at all times be construed so as to effectuate and carry out such intention.

TO HAVE AND TO HOLD all of the said premises, rights, franchises, riparian rights and property unto the second party, its successors and assigns forever.

This deed is made pursuant to a resolution of the stockholders of said Stoughton Mill Company ^{adopted} at a regular meeting thereof, and pursuant to a resolution of its Board of Directors.

In Witness whereof the said Stoughton Mill Company has caused these presents to be signed in its behalf by its President, sealed with its corporate seal and countersigned by its Secretary the day and year first above written.

THE STOUGHTON MILL COMPANY.

BY- John J. Sutton.

President.

ATTEST-

O.M. Turner.

Secretary,

(Corporate Seal)

Signed, Sealed and Delivered
in Presence of

H.E. Zeidler.) as to John J. Sutton's
Mabel F. Hall.) Signature.

H.A. Hulsether) as to O.M. Turner's
J.M. Clancey) Signature.

State of Wisconsin) SS. Be it remembered that on this 24 day of March, 1911, personally
Dane County,)
came before me O.M. Turner, to me known to be the Secretary of the Stoughton Mill Company and to me personally known to be the persons who executed the foregoing instrument and severally acknowledged that he executed the said instrument as the free act and deed of said corporation, done by him in his official capacity of said Corporation and pursuant at the authority of the Stockholders of said corporation, acting in conformity to its by-laws and articles of incorporation.

(Notarial Seal)

H.A. Hulsether.

Notary Public, Dane County, Wisconsin.

My Commission expires on the 6th day of June, 1911.

State of Wisconsin)
Columbia County) SS.

Be it remembered that on this 22 day of March, 1911, personally came before me John J. Sutton, to me known to be the President of the Stoughton Mill Company and to me personally known to be one of the persons who executed the foregoing instrument and severally acknowledged that he executed the said instrument as the free act and deed of said corporation, done by him in his official capacity as aforesaid, pursuant to the authority of the Board of Directors of said corporation, acting in conformity to its by-laws and articles of incorporation, ^{and pursuant to the authority of the stockholders of said corporation}

(Notarial Seal)

Mabel F. Hall.

Notary Public, Columbia County, Wisconsin.

My Commission expires on the --- day of ---, 19--.

Recorded May 6th, A.D. 1911 at 3:45 O'clock P.M.

My commission expires Dec 17-1911

of the stockholders of said corporation