

DOC # 11226849
RECORDED
03/14/2022 02:00 PM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE: 3,600.00
FEE EXEMPT #:
***This document has been
electronically recorded and
returned to the submitter.***

SPECIAL WARRANTY DEED

DOCUMENT NO.

This indenture, made as of the 9th day of March, 2022, by
Welcome East Side, LLC ("Grantor").

WITNESSETH:

That Grantor for valuable consideration, the receipt of which is
hereby 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
1504 North Ave LLC ("Grantee"), its successors and assigns forever,
that parcel of real estate, situated in the City of Milwaukee, County of
Milwaukee, State of Wisconsin, more particularly described on Exhibit
A attached hereto.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
VBRCS, LLC
Attn: Megan Jerabek
411 E. Wisconsin Avenue, Ste 1000
Milwaukee, WI 53202

320-1535-100
Parcel Identification Number

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any
way appertaining, including but not limited to the estate, right, title, interest, claim or demand whatsoever
or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances, to
have and to hold the premises as above described with the hereditaments and appurtenances, unto Grantee
and to its successors and assigns forever.

Except as herein stated, Grantor for itself and its successors, does covenant, grant, bargain and
agree to and with Grantee, its successors and assigns, that Grantor will forever warrant and defend the
said premises, in the quiet and peaceable possession of Grantee, its successors and assigns, against all and
every person or persons or entity or entities lawfully claiming the whole or any part thereof, by, through
or under the Grantor and none other.

This conveyance is made subject to municipal and zoning ordinances and related agreements,
recorded easements, recorded building and use restrictions and covenants, general taxes levied in 2022
and any matters that a current and accurate survey of the premises would disclose, and the matters set
forth on Exhibit B attached hereto and made a part hereof.

[Signatures appear on the following page]

First American Title Insurance
NCS-1096756-MKE

SPECIAL WARRANTY DEED

DOCUMENT NO.

This indenture, made as of the 10 day of March, 2022, by Welcome East Side, LLC ("Grantor").

WITNESSETH:

That Grantor for valuable consideration, the receipt of which is hereby 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 1504 North Ave LLC ("Grantee"), its successors and assigns forever, that parcel of real estate, situated in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described on Exhibit A attached hereto.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
VBRCS, LLC
Attn: Megan Jerabek
411 E. Wisconsin Avenue, Ste 1000
Milwaukee, WI 53202

320-1535-100
Parcel Identification Number

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining, including but not limited to the estate, right, title, interest, claim or demand whatsoever or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances, to have and to hold the premises as above described with the hereditaments and appurtenances, unto Grantee and to its successors and assigns forever.

Except as herein stated, Grantor for itself and its successors, does covenant, grant, bargain and agree to and with Grantee, its successors and assigns, that Grantor will forever warrant and defend the said premises, in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons or entity or entities lawfully claiming the whole or any part thereof, by, through or under the Grantor and none other.

This conveyance is made subject to municipal and zoning ordinances and related agreements, recorded easements, recorded building and use restrictions and covenants, general taxes levied in 20__, and any matters that a current and accurate survey of the premises would disclose, and the matters set forth on Exhibit B attached hereto and made a part hereof.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

Welcome East Side, LLC

By: Harjeet S. Walia
Harjeet S. Walia, its Authorized Agent

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this 8th day of March, 2022, the above-named Harjeet S. Walia, as Authorized Agent of Welcome East Side, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public

My Commission Expires: IS PERMANENT

This document was drafted by:
Timothy J. Randall
The Law Offices of Timothy J. Randall
2060 N. Humboldt Avenue, Suite 225
Milwaukee, Wisconsin 53212

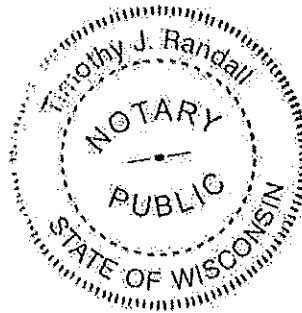


EXHIBIT A

Legal Description

Lots 8, 9 and 10, Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16 in the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax ID No.: 320-1535-100

Property Address: 1530 East North Avenue, Milwaukee, WI
For reference purposes only.

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III [X]

1 Briefly describe the organization's mission: To eliminate Veteran homelessness by providing transitional housing and enabling access to exceptional 360-degree service solutions.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [] Yes [X] No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [] Yes [X] No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

4a (Code:) (Expenses \$ 894,102. including grants of \$ 186,693.) (Revenue \$) Outreach/Emergency Wrap Around Services: This program helps Veterans make the most of the benefits and successfully transition from homelessness to permanent housing.

4b (Code:) (Expenses \$ 1,264,254. including grants of \$ 15,432.) (Revenue \$) Transitional Housing: This program provides transitional housing for homeless veterans or those veterans in danger of becoming homeless within 3 days.

4c (Code:) (Expenses \$ 813,054. including grants of \$) (Revenue \$) Expansion: This program starts by raising awareness of the need for transitional housing and wrap around services in other communities.

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 2,971,410.