

QUIT CLAIM DEED AND TLE

Document No.

THIS QUIT-CLAIM DEED AND TEMPORARY LIMITED EASEMENT ("TLE"), is made as of this ____ day of _____, 2004, by the CITY OF MILWAUKEE, a Wisconsin municipal corporation, for the Board of School Directors of the Milwaukee Public Schools ("MPS") under Wis. Stat. § 119.60(2), hereinafter called "CITY," as the Grantor, to the STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, hereinafter called "WISDOT," as the Grantee.

WITNESSETH:

1. **Conveyance of Fee Parcel.** CITY hereby conveys and quit-claims to WISDOT, for transportation purposes within the meaning of Wis. Stat. § 84.09, on an "AS-IS, WHERE-IS" basis, with all faults, known or unknown, and without representation or warranty, express or implied, all of CITY's right, title, and interest, whatsoever, in and to the 357 square feet of real estate, in the City and County of Milwaukee, State of Wisconsin, described on **EXHIBIT A** attached hereto (the "Fee Parcel"), together with appurtenances and privileges, if any, thereunto belonging.

2. **Grant of TLE.** CITY also grants to WISDOT, for transportation purposes within the meaning of Wis. Stat. § 84.09, and pursuant to that certain "Agreement for Purchase and Sale of Real Estate and Temporary Limited Easement" between CITY and WISDOT, a temporary limited easement ("TLE") in and to the 2,762 square feet of real estate in the City and County of Milwaukee, Wisconsin, described on **EXHIBIT B** attached hereto (the "TLE Area").

3. **Map.** The Fee Parcel and TLE Area are part of MPS's facility at 1111 N. 10th Street, Milwaukee, Tax Key No. 391-0261-111-3 (sometimes referred to as 1110 North 10th Street or 1124 North 11th Street). WISDOT refers to said real estate as Parcel 36, Project I.D. No. 1060-05-20. And the Fee Parcel and TLE Area are depicted on the Map attached hereto as **EXHIBIT C**.

4. **No Transfer Fee; No Transfer Return.** There is no real-estate-transfer fee due with respect to this Deed as it represents a conveyance: from the CITY as a subdivision of the State under Wis. Stat. § 77.25(2); to the State for purposes of an interstate highway under Wis. Stat. § 77.25(2r); and that is in lieu of condemnation under Wis. Stat. § 77.25(12). And, there is no real-estate-transfer return required with respect to this Deed pursuant to the exemption from returns under Wis. Stat. § 77.255 (no return required for conveyances exempt under § 77.25 (2) and (2r)).

Recording Area

RETURN TO:

Larry Stein
WISDOT
141 NW Barstow St.
P.O. Box 798
Waukesha, WI 53187-0798

Tax Key No.:
Part of 391-0261-111-3

IN WITNESS WHEREOF, the CITY, as Grantor, has caused this Deed to be executed by its duly authorized officers as of the ____ day of _____, 2004.

CITY: City of Milwaukee (acting upon request of the School Board of the Milwaukee Public Schools under Wis. Stat. § 119.60(2)).

By: _____
Tom Barrett, Mayor

Attest: _____
Ronald D. Leonhardt, City Clerk

COMPTROLLER COUNTERSIGNATURE
(Milwaukee City Charter § 3-18-2)

By: _____
Name Printed: _____
Comptroller's Office

CITY ATTORNEY'S OFFICE
(Milwaukee Code of Ordinances § 304-21)

Approved by: _____
Gregg C. Hagopian
Assistant City Attorney

EXHIBIT A – LEGAL DESCRIPTION OF FEE PARCEL

The Fee Parcel is in the City of Milwaukee, Milwaukee County, State of Wisconsin, described as:

That part of Lots 9 and 10, Block 200, Survey And Subdivision Into City Lots Of The North 30 Acres, as recorded in the Milwaukee County Registry, being located in the Northwest ¼ of the Northwest ¼ of Section 29, Town 7 North, Range 22 East described as follows:

Commencing at the Northwest corner of said Section 29; thence South 89° 35'21" East along the north line of said Northwest ¼, 414.94 feet to the intersection of said north line with the northbound reference line of I-43 also being a point on a non-tangent curve to the left having a radius of 3274.04 feet and a chord of 190.23 feet bearing South 06° 18'35" East; thence Southerly along said reference line and the arc of said curve, 190.26 feet to a point of compound curvature to the left having a radius of 1909.86 feet and a chord of 368.21 feet bearing South 13° 30'22" East; thence Southeasterly along said reference line and the arc of said curve, 368.78 feet; thence North 70° 57'44" East 143.68 feet to the east line of N. 11th Street and the point of beginning; thence North 20° 42'41" West along said east line, 6.21 feet; thence South 86° 50'49" East 125.74 feet to the north line of W. Highland Avenue; thence North 89° 29'06" West along said north line, 123.36 feet to the point of beginning.

This parcel contains **357 square feet**, more or less. The Fee Parcel is part of tax key number 391-0261-111-3, with an address of 1111 N. 10th Street (sometimes also referred to as 1110 N. 10th Street or 1124 N. 11th Street).

The Fee Parcel is depicted on the Map attached hereto as **EXHIBIT C**.

EXHIBIT B – LEGAL DESCRIPTION OF TLE AREA

The TLE Area is in the City of Milwaukee, Milwaukee County, Wisconsin, and is described as: that part of Lot 4, Block 200, Survey And Subdivision Into City Lots Of The North 30 Acres, as recorded in the Milwaukee County Registry being located in the Northwest ¼ of the Northwest ¼ of Section 29, Town 7 North, Range 22 East described as follows:

The West 5 feet of the Northerly 14.74 feet of said Lot 4.

And also, that part of Lots 8, 9 and 10 of said Block 200, described as follows:

Commencing at the Northwest corner of said Section 29; thence South 89° 35'21" East along the north line of said Northwest ¼ of Section 29, 414.94 feet to the intersection of said north line with the northbound reference line of I-43 also being a point on a non-tangent curve to the left having a radius of 3274.04 feet and a chord of 190.23 feet bearing South 06° 18'35" East; thence Southerly along said reference line and the arc of said curve, 190.26 feet to a point of compound curvature to the left having a radius of 1909.86 feet and a chord of 368.21 feet bearing South 13° 30'22" East; thence Southeasterly continuing along said reference line and said curve, 368.78 feet; thence North 70° 57'44" East 143.68 feet to the east line of N. 11th Street; thence North 20° 42'41" West along said east line, 6.21 feet to the point of beginning; thence continuing North 20° 42'41" West along said east line, 101.07 feet; thence South 89° 29'06" East 18.00 feet; thence South 20° 42'41" East 92.13 feet; thence South 86° 50'49" East 111.38 feet; thence South 03° 09'11" West 9.00 feet to the north line of W. Highland Avenue; thence North 86° 50'49" West 125.74 feet to the point of beginning.

The TLE Area contains a total of **2,762 square feet**, more or less. The TLE Area is part of tax key number 391-0261-111-3, with an address of 1111 N. 10th Street (sometimes also referred to as 1110 N. 10th Street or 1124 N. 11th Street).

The TLE Area is more particularly shown on the Map attached hereto as **EXHIBIT C**.