

QUIT CLAIM DEED OF FACILITIES

QCD-2902

Document Number

Document Title

QUIT CLAIM DEED OF FACILITIES
QCD-2902

Drafted by:

City of Milwaukee
Department of Public Works

Exempt from Transfer Fee.

This Deed is exempt from the Transfer Fee per Wis. Stat. 77.25 (2) as it is a conveyance by the City of Milwaukee.

Recording Area

Name and Return Address

Zafar Yousuf
City of Milwaukee - DPW
Infrastructure Services Division
Environmental Engineering Section
841 North Broadway – Room 820
Milwaukee, WI 53202

Facilities within:

392-0342-000, 392-0341-000

Parcel Identification Number (PIN)

THIS DEED is made as of this day of _____, 2021, and it is between the City of Milwaukee (“**CITY**”), a municipal corporation, duly organized and existing under Wisconsin law, as Grantor, and JS 1924, LLC and JS1962 Holdings, LLC (individually and collectively, “**Grantee**”), as Grantee.

JS 1924, LLC is the current owner of Unit 1 of the condominium created by the Declaration of Condominium of the Amended and Restated Journal Square Condominium recorded in the Milwaukee County Register of Deeds Office as Document No. _____, and JS1962 Holdings, LLC is the current owner of Unit 2 of that condominium.

The CITY hereby quit claims and conveys to Grantee, on an AS IS, WHERE IS basis, the following described facilities (the “**Facilities**”) subject to all defects, known or unknown, discovered or to be discovered, and without any warranty or representation express or implied:

Combined sewer main facilities and appurtenances located in Lot 1 of Certified Survey Map (C.S.M.) No. _____ (a/k/a City Department of City Development No. 3285), a C.S.M. recorded on _____, 2021 in the Milwaukee County Register of Deeds Office as Document No. _____, affecting lands in the Northeast one quarter (N.E. ¼) of Section 29,

Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as follows:

Beginning at a combined manhole located 210 ± feet southerly of the southerly line of West State Street and 15 ± feet easterly of the westerly line of the vacated north-south alley, said manhole to be included in this conveyance.

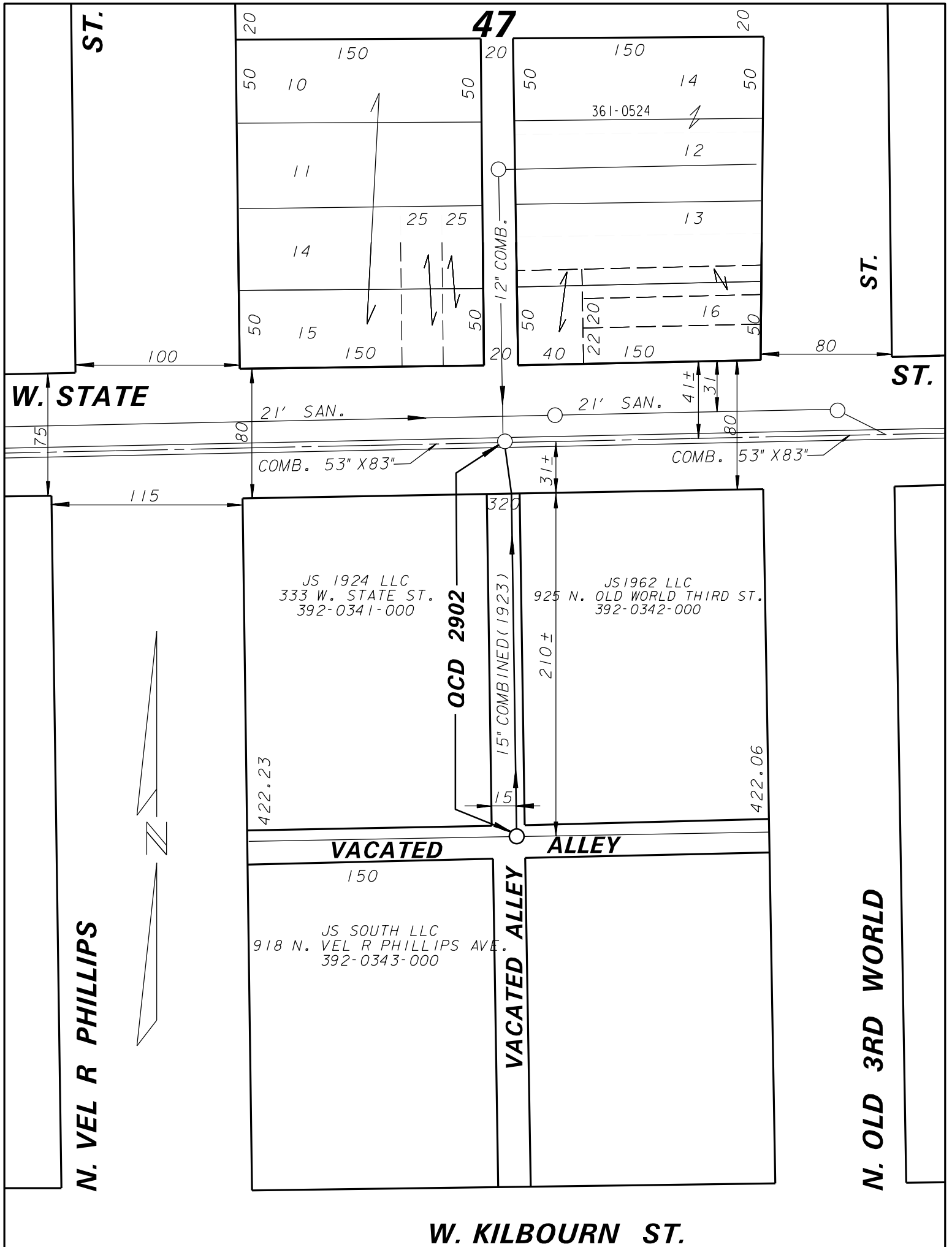
Thence, northerly 241 ± feet to the direct point of connection to the existing 53” X 83” combined sewer in West State Street.

The location of the Facilities is more particularly described on the diagram attached hereto as **EXHIBIT A**, Plan File No. 198-8-8.

Grantee shall be responsible for maintenance or abandonment of the Facilities. Grantee hereby accepts this Deed and the Facilities, and Grantee agrees to the terms hereof.

IN WITNESS WHEREOF, THE PARTIES HERETO caused this Deed to be executed by their authorized signatories as of the date first written above.

<p>CITY: CITY OF MILWAUKEE</p> <p>By: _____ Jeffery Polenske, Commissioner Dept. of Public Works</p> <p>Countersigned:</p> <p>By: _____ Aycha Sawa, Comptroller</p> <p>City Common Council Resolution File No. _____.</p>	<p>GRANTEE: JS 1924, LLC</p> <p>By: J. JEFFERS & CO., LLC, its Manager</p> <p>By: _____ Joshua Jeffers, President</p> <p>GRANTEE: JS1962 HOLDINGS, LLC</p> <p>By: J. JEFFERS & CO., LLC, its Manager</p> <p>By: _____ Joshua Jeffers, President</p>
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W. KILBOURN ST.

ENVIRONMENTAL ENGINEERING SECTION			
INFRASTRUCTURE SERVICES DIVISION			
MILWAUKEE, WISCONSIN			
PLAN OF SEWER QUIT CLAIM DEED			
AREA IN	N.E. 1/4 SEC.29, T.7 N., R.21 E.		
VACATED ALLEY BETWEEN N. OLD WORLD 3RD ST. AND N. VEL R PHILLIPS AVE. FROM 210'± SOUTH OF W. STATE STREET TO W. STATE STREET			
SCALE 1" =	80'	ATLAS PAGE NO.	320
		EASE NO.	QCD 2902
DRAWN BY	R.FLINK	CH'KD. BY	M.DAKWAR
		W.O. NO.	_____
APPROVED			DATE
APPROVED			FILE NO. 198-8-8