

State Bar of Wisconsin Form 6-2003  
SPECIAL WARRANTY DEED

Document Number

Document Name

**THIS DEED**, made between ZIEGLER-WISCONSIN 16, LLC, a Wisconsin limited liability company

\_\_\_\_\_, ("Grantor," whether one or more), and  
CITY OF WEST ALLIS, a Wisconsin municipal corporation

\_\_\_\_\_, ("Grantee," whether one or more).  
Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots One (1) through Eight (8), in Block Eleven (11), Lots Twenty-two (22) and Twenty-three (23), in Block Nine (9), together with vacated alley and vacated Lapham Street, all in CENTRAL IMPROVEMENT COMPANY SUBDIVISION NO 1, being part of the Northwest 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE CO.  
NATIONAL COMMERCIAL SERVICES

1285625

DOC # 11564226

RECORDED

12/19/2025 06:10 AM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE: 5,550.00

FEE EXEMPT #:

\*\*\*This document has been electronically recorded and returned to the submitter.\*\*\*

Recording Area

Name and Return Address

Kail Decker  
City Attorney  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214

453-0215-001

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded restrictions and covenants, and general taxes levied in the year of closing.

Dated December 18, 2025

ZIEGLER-WISCONSIN 16, LLC

\_\_\_\_\_, (SEAL) \_\_\_\_\_, (SEAL)  
\* By: DOC DR, LLC, its Manager \*

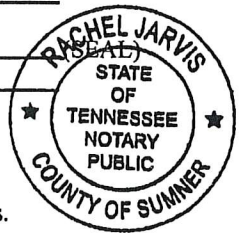
\_\_\_\_\_, (SEAL) \_\_\_\_\_  
\* By: MARK D. THEINE \*

**AUTHENTICATION**

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )  
 ) ss.  
WILLIAMSON COUNTY )



\* \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

Personally came before me on DECEMBER 17 2025,  
the above-named MARK D. THEINE, SUP of DOC DR, LLC  
manager of ZIEGLER-WISCONSIN 16, LLC  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Jennifer A. Manna, Healthpeak Properties, Inc.

Rachel Jarvis  
\* RACHEL JARVIS  
Notary Public, State of Tennessee  
My Commission (~~is permanent~~) (expires: 03.28.2028)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
SPECIAL WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 6-2003  
\* Type name below signatures.

RECEIVED  
JAN 13 2026  
WEST ALLIS  
CITY ATTORNEY

State Bar of Wisconsin Form 6-2003  
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City Attorney  
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Dated December 18, 2025

ZIEGLER-WISCONSIN 16, LLC

\_\_\_\_\_, (SEAL) \_\_\_\_\_, (SEAL)  
\* By: DOC DR, LLC, its Manager

\_\_\_\_\_, (SEAL) \_\_\_\_\_, (SEAL)  
\* By: MARK D. THEINE

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

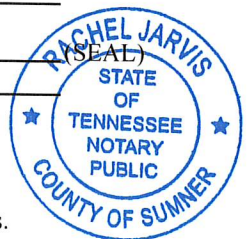
THIS INSTRUMENT DRAFTED BY:  
Jennifer A. Manna, Healthpeak Properties, Inc.

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )  
 ) ss.  
WILLIAMSON COUNTY )

Personally came before me on DECEMBER 17 2025,  
the above-named MARK D. THEINE, SUP of DOC DR, LLC  
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to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

Re Jg  
\* RACHEL JARVIS  
Notary Public, State of Tennessee  
My Commission (is permanent) (expires: 03.28.2028) )



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\* Type name below signatures.



## Electronic Real Estate Transfer Receipt



8NRDA

### Wisconsin Department of Revenue

#### Instructions

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

**Milwaukee County Register of Deeds, 901 N 9TH ST, RM 103, MILWAUKEE, WI 53233-1458**

- This receipt page and a transfer fee of \$5,550.00
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

Receipt **8NRDA**. Filed December 16, 2025, 3:43 PM - **Milwaukee County**. Conveyance date **2025-12-18**.

Value transferred	<b>\$1,850,000</b>	Transfer fee	<b>\$5,550.00</b>
Value subject to fee	<b>\$1,850,000</b>	Fee exemption number	
Grantors	Ziegler-Wisconsin 16, LLC		
Grantees	City of West Allis		
Tax bill address	City of West Allis, 7525 West Greenfield Avenue, West Allis, Wisconsin 53214		
Property Location	7220 West National Avenue, West Allis, WI 53214 ( <b>City of West Allis</b> )		
Parcels	453-0215-001 (S3/T6N/R21E) (Central Improvement Company Subdiv No 1/1-8; 22-23/11; 9)		
Legal description	Lots One (1) through Eight (8), in Block Eleven (11), Lots Twenty-two (22) and Twenty-three (23), in Block Nine (9), together with vacated alley and vacated Lapham Street, all in CENTRAL IMPROVEMENT COMPANY SUBDIVISION NO 1, being part of the Northwe		

**Grantor responsibilities:** Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

**Grantee responsibilities:** Grantees assert that this property is not a primary residence.

Preparer	Jennifer Manna, 414-367-5633, <a href="mailto:jmanna@healthpeak.com">jmanna@healthpeak.com</a>
Grantor agent	Jennifer Manna, 414-367-5633, <a href="mailto:jmanna@healthpeak.com">jmanna@healthpeak.com</a>
Grantee agent	Kail Decker, 414-302-8450, <a href="mailto:kdecker@westalliswi.gov">kdecker@westalliswi.gov</a>

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: [revenue.wi.gov/retr/Index.html](https://revenue.wi.gov/retr/Index.html), or contact your County Register of Deeds. To locate your Register of Deeds, visit: [wrdaonline.org](http://wrdaonline.org).

Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

Penalties imposed under the following Wisconsin Statutes or Administrative Code:

Using an improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.; improperly claiming lottery and gaming credit as primary residence - chapter tax 20.12, Wis. Adm. Code.  
Weatherization program under sec. 101.122, Wis. Stats., no longer exists.

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