

WARRANTY DEED

DOC # 11483483
RECORDED
02/07/2025 06:08 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #: 77.25 (2)
***This document has been
electronically recorded and
returned to the submitter.***

THIS DEED, made between the Community Development Authority of the City of West Allis ("Grantor"), and Makers Row QOZB, LLC, a Wisconsin limited liability company, ("Grantee"). 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):

See Exhibit A attached hereto.

This is not homestead property.

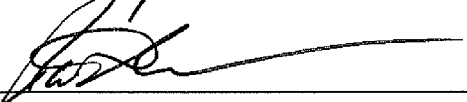
Marvin C. Bynum II
Godfrey & Kahn, S.C.
833 E. Michigan Street, Suite 1800
Milwaukee, WI 53202

454-0653-000

Parcel Identification

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
NONE.

Dated January 31, 2025

* 

(SEAL)

* Patrick Schloss, Executive Director SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of Patrick Schloss as executive director
authenticated on 1/31/25

*  Karl Decker
city attorney

TITLE: MEMBER STATE BAR OF WISCONSIN

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
_____) COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the _____

Document Numl

THIS INSTRUMENT DRAFTED BY:

Marvin C. Bynum II, Godfrey & Kahn, S.C.

* _____
Notary Public, State of _____
My Commission (is permanent) (expires: _____)

B-2

EXHIBIT A

Legal Description of Property

PARCEL 1:

LOT 1 OF CERTIFIED SURVEY MAP NO. 9370, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON DECEMBER 2, 2021, AS DOCUMENT NO. 11193094, BEING A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8866, BEING A PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 9370; THENCE SOUTH 88°07'11" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST MITCHELL STREET, 16.00 FEET; THENCE NORTH 00°45'33" WEST, 175.51 FEET, THENCE NORTH 88°07'11" EAST, 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 00°45'28" EAST ALONG THE EAST LINE OF SAID LOT 1, 175.51 FEET TO THE POINT OF BEGINNING.

Parcel Identification No.: 454-0653-000