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REGISTER'S OFFICE) S.S.
Bayfield County, Wis.)

VOLUME 241 PAGE 351

RECORDED AT 9 A.M. ON FEB
21 1972 IN Vol. 241 of Rec.
Page 351-353 Inc.

W A R R A N T Y D E E D

Tract No. 03-177

Earl Pedersen

REGISTER OF DEEDS

Carl Ludzack, a/k/a Karl P. Ludzak, a/k/a Karl P. Ludzack and Darlene Ludzack, his wife, grantor(s), hereby convey(s) and warrant(s) to the United States of America and its assigns, grantee, for the sum of FOUR HUNDRED SEVENTY FIVE AND NO/100 - - - - dollars (\$475.00), the receipt of which is hereby acknowledged, in perpetuity an estate, interest and easement in, upon, over and across that certain tract of land described on the reverse, of the nature and character and to the extent and for the purpose set forth in Exhibit "A" attached hereto and made a part hereof, subject to:

existing easements for public roads and highways, public utilities, railroads and pipelines

Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street (highway) and/or alley purposes. Rights of the public in any submerged portions of the subject premises lying below the ordinary highwater mark of Namekagon River.

Easement, granted by Karl Ludzack and Darlene Ludzack, his wife, to the State of Wisconsin (Conservation Commission) by an instrument dated May 31, 1962, recorded in said Register's office on November 13, 1962, in Volume 182 of Miscellaneous on Page 240, as Document No. 233809.

IN WITNESS WHEREOF, the said grantor(s) has (have) hereunto set hand(s) and seal(s) this 14th day of February 1972.

Signed and sealed
in the presence of

Anna E. Richardson
Anna E. Richardson

Emma Karow
Emma Karow

Karl Ludzack (Seal)
Carl Ludzack, a/k/a Karl P. Ludzak,
a/k/a Karl P. Ludzack

Darlene Ludzack (Seal)
Darlene Ludzack

This instrument was drafted by the National Park Service, St. Croix Falls, Wis.

STATE OF WISCONSIN

ss.

COUNTY OF BAYFIELD

Personally came before me this 14th day of February 1972, the above named to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

(Notarial Seal)

Anna E. Richardson
Anna E. Richardson
Notary Public
Designation of Officer
My commission expires January 12,
1975.

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Owner: Carl Ludzack, et ux
Area: 21.04 Acres

St. Croix National Scenic Riverway
November 10, 1970

Tract 03-177

ALL that certain tract of land being a part of the Northwest Quarter
Northwest Quarter of Section 21 in Township 43 North, Range 7 West, 4th
Principal Meridian, County of Bayfield, State of Wisconsin, and more particularly
bounded and described as follows:

Beginning at the northwest corner of the said Section 21, said point
being a corner common to the lands now or formerly owned by Samuel F.
LaFue, et ux, the lands now or formerly owned by James Brakken, et al,
and the lands of the subject owner; thence, leaving the lands of the
said LaFue, et ux and with the lands of the said Brakken, et al, and
the north line of the said Section 21,

South $87^{\circ} 09'$ East, passing a corner common to the lands of the
said Brakken, et al, and the lands now or formerly owned by Thomas
Kliscz at 645.00, in all 1300.00 feet to a corner common to the
lands now or formerly owned by Carl Rasmussen and the lands of the
subject owner and on the line of the lands of the said Kliscz; thence,
leaving the lands of the said Kliscz and the said north line and with
the lands of the said Rasmussen,

South $00^{\circ} 26'$ West 780.00 feet to a point; thence, leaving the
lands of the said Rasmussen and severing the lands of the subject
owner, the following courses and distances:

South $70^{\circ} 08'$ West 486.41 feet,
North $84^{\circ} 13'$ West 397.02 feet,
North $05^{\circ} 58'$ West 432.35 feet,
North $36^{\circ} 11'$ West 669.05 feet to the northwest corner of said Section 21
and the point of beginning.

Said tract contains 21.04 acres, more or less.

The above-described tract, designated as Tract 03-177 St. Croix
National Scenic Riverway, National Park Service is a part of the
same land as that acquired by Carl Ludzack and Darlene Ludzack, his
wife, from Carl (a/k/a Karl P.) Ludzack by deed dated May 26, 1964
and filed for record May 27, 1964 in Deed Volume 200, page 348 in
the records of Bayfield County, Wisconsin.

LIMITED EASEMENT ESTATE

The following provisions shall govern the use of the Vendor's land. They include certain acts which the Vendor covenants to refrain from doing or permitting to be done on the lands subject to this easement.

1. The lands shall not be used for mining, quarrying, or sand-gravel removal operations.
2. Limited group recreation, leisure, or commercial facilities or use not in line of sight from the river, supporting park management will be permitted upon approval of the park Superintendent.
3. The Vendor may farm the land or graze livestock provided the same is done in conformity with good husbandry practices.
4. The harvesting of timber shall be permitted in accordance with forest management practices acceptable to the National Park Service.
5. With approval by the Superintendent of the site location out of line of sight from the river, single family residences may be constructed. Provided, however, that the minimum lot size will be in conformity with local zoning requirements, and that no residence will be permitted on less than a 1 $\frac{1}{2}$ -acre lot with at least 250-foot frontage facing the river. No multi-residential developments will be permitted. Nor shall any trailer be placed, used, or maintained on the land as a substitute for a residential building or other structures.
6. The Vendor reserves the right to maintain, replace, or rebuild any existing structures, buildings, or developments in substantially the same form and location if the same are damaged or destroyed by fire, storm, or other casualty.
7. No accumulations or dumping of trash or unsightly material will be permitted. Sanitary land fills shall be permitted in accordance with local zoning regulations, or at its election, regulations established by the National Park Service.
8. The general topography of the landscape shall be continued in its present condition, and no excavation or topographic changes shall be made unless authorized in writing by the National Park Service.
9. This agreement does not grant the general public any right of ingress or egress over or across the lands under easement or any other rights of usage.

The Vendors for themselves, their heirs and assigns convey to the National Park Service, its agents and assigns only, the right to enter upon and across the scenic easement area and all contiguous lands owned by the Vendors for management purposes and together with such right the National Park Service may at its election cause to be removed from the scenic easement area any unauthorized advertising signs or devices, accumulations of trash or debris, or dead, dying, or diseased trees. It is understood that existing field roads or other normally travelled routes will be utilized for such ingress or egress wherever possible.

In connection with management of the St. Croix National Scenic Riverway, the National Park Service shall be permitted to erect and maintain management signs where deemed appropriate for management purposes.

EXHIBIT A