State Bar of Wisconsin Form 1-2003 WARRANTY DEED

Document Number

Document Name

		1
THIS DEED, made between Royal M Group LLC		
("Gra	intor," whether one or more),	
and SAC Blackstone, LLC, a Wisconsin limited liability company		
("Gra	antee," 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		Recording Area
WAUKESHA County, State of Wisconsin ("Property") (if more space is		Name and Return Address
needed, please attach addendum):		Smart Asset Realty, Inc.
		Attn Brock Mogensen 200 W. Main Street
Exhibit A legal description attached hereto and incorporated herein by reference.		Waukesha, WI 53186
		WAY C 1201 005
		WAKC 1301.995 Parcel Identification Number (PIN)
•		This IS NOT homestead property.
Grantor warrants that the title to the Property is good, indefea	sible in fee simple and free and c	elear of encumbrances except
for municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.		
Dated as of June 20, 2024 . (SE	Royal M Group LLC	(SEAL)
*	*By: Predrag Mark, its So	
	-	
(SE	AL)	(SEAL)
*	*	
AUTHENTICATION	ACKNO	WLEDGMENT
Signature(s)	STATE OF WISCONSIN	`
	- STATE OF WISCONSIN) ss.
authenticated on DANIELLE M FARINA Notary Public State of Wisconsin	· WAUKESHA	COUNTY)
*	Personally came before me	-
TITLE: MEMBER STATE BAR OF WISCONSIN the above-named Predrag N		Maric
(If not,		
authorized by Wis. Stat. § 706.06)	to me known to be the per- instrument and acknowled	son(s) who executed the foregoing ged the same.
THIS INSTRUMENT DRAFTED BY:	Coulty area form	
First American Title as directed by Predrag Maric	* Danielle M. Farina \ Notary Public, State of Wise	bonsin
	My Commission (is perman	
	• • •	/

(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.

WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

EXHIBIT A

LEGAL DESCRIPTION

All that part of the Northeast 1/4 of Section 2, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the Southerly line of National Avenue and the Easterly line of Blackstone Avenue; thence South 2°01' East, along said Easterly line of Blackstone Avenue, 325.00 feet to the place of beginning of the land to be described; thence South 2°01' East, continuing along said Easterly line 392.31 feet to a point in the North line of Arcadian Avenue; thence North 76°36' East along said Northerly line, 115.40 feet to an angle point; thence South 85°15'12" East continuing along said Northerly line of Arcadian Avenue 147.54 feet to a point; thence North 0°53'34" East, 387.64 feet to a point in the Northerly line of lands conveyed to Palmer Products, Inc., as recorded in Volume 246 of Deeds on page 276; thence South 87°56'12" West along the said Northerly line of Palmer Products, Inc. 279.32 feet to the place of beginning.