

WAUKESHA COUNTY, WI
REGISTER OF DEEDS
James R Behrend

Recorded On: 02/27/2023 8:50:13 AM

Total Fee: \$30.00 Page(s): 4
Transfer Tax: \$0.00

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**AGREEMENT TO REMOVE PROPERTY FROM
BILLIARD BUILDING CONDOMINIUM**

Document Number

Title of Document

Re: Units 1 and 2 inclusive, Billard Building Condominium in the City of
Waukesha, Waukesha County, Wisconsin.

THIS AGREEMENT TO REMOVE PROPERTY FROM
BILLIARD BUILDING CONDOMINIUM is entered into on February 27 2023,
by and among the undersigned owner of all of the units within Billiard
Building Condominium (the "Condominium").

RECITALS

Recording Area

Name and Return Address

Ty R. Taylor

Lucky Land LLC

P.O. Box 648

Waukesha, WI 53187-0648

WAKC 1305.331.001 and

WAKC 1305.331.002

Parcel Identification Number (PIN)

A. The Condominium was created by the Declaration of
Condominium dated December 30, 1996 and recorded in the office of the
Register of Deeds for Waukesha County, Wisconsin on December 30, 1996, in
Reel 2367, Image 0353, Document No. 2181147 (the "Declaration") and by an
accompanying condominium plat (the "Plat").

B. The Declaration and Plat provide that the Condominium consists of the land legally described on the
attached Exhibit A, together with all easements, rights, and appurtenances pertaining thereto (the "Property").

C. The undersigned own all of the units within the Condominium and wish to remove all of the Property
from the Condominium in accordance with section 703.28 of the Wisconsin Statutes.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned agrees that upon the recording of this Agreement, (1) all of the Property shall be removed from the Condominium and from the provisions of chapter 703 of the Wisconsin Statutes, and (2) the undersigned shall own 100% of the fee simple title to the Property. The undersigned intends this Agreement to be the removal instrument referred to in section 703.28(1) of the Wisconsin Statutes.

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of the date first above written.

LUCKY LAND LLC, a Wisconsin limited liability company,
sole owner of Unit 1 and Unit 2

By: Ty R. Taylor
Ty R. Taylor, Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

COUNTY OF WAUKESHA)

Personally came before me this 27th day of February, 2023, Ty R. Taylor, as the manager of Lucky Land LLC, who executed the above instrument and acknowledged the same.



Juan Morales
Name: Juan Morales
Notary Public, State of Wisconsin
My Commission: 02/12/2025

This document was drafted by:

Attorney Richard R. Kobriger

CRAMER, MULTHAUF & HAMMES, LLP

1601 East Racine Avenue • Suite 200

P.O. Box 558

Waukesha, WI 53187

(262)-542-4278

EXHIBIT A

LEGAL DESCRIPTION

OF THE PROPERTY,

WITH TAX KEY NUMBERS

All that part of Lots 1, 2 and 3 of Lockwood and Barstow's Plat of a part and Addition to Prairieville and all that part of the Mill Reserve of Gale, Barstow and Lockwood's Addition to Prairieville, in the Northeast 1/4 of Section 3, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows to-wit:

Commencing at the Southwest corner of Lot 3 in Lockwood and Barstow's Subdivision in the City of Waukesha, County of Waukesha, State of Wisconsin; thence easterly on the South line of said lot a distance of 3 feet to the westerly wall of the building now standing on said lot and owned by Ernest A. Hoffman; thence Northeasterly along the westerly side of said building a distance of 62 feet and 10 inches to the Northwest corner of said building; thence Northwesterly at right angles with the back or the Northwesterly line of Lockwood and Barstow's Subdivision aforesaid, across the mill race and to the right of way of the Northerly side of said Mill Race; thence southwesterly and along said right of way to a point 3 feet and 4 inches Northwest of the Northeast corner of the stone building now owned by Frank C. Blair, being the building erected by W.D. Bacon over the Mill Race (said point being in line with the easterly wall of said building); thence Southeasterly along the easterly wall of said building about 46 feet to a point, which is 36.5 feet northeasterly of the northerly line of Broadway measured at right angles herewith; thence southwesterly and at right angles to the North line of Broadway, 36.5 feet to a point in the North line of Broadway which is 50 feet and 5 inches westerly of the place of beginning, measured along the street line; thence easterly along the north line of Broadway 50 feet and 5 inches to the place of beginning.

Tax Key Numbers: WAKC 1305.331.001 and WAKC 1305.331.002

For Informational Purposes Only: 332 West Broadway/331 Riverfront Street