


GOWEY Abstract & Title Company, Inc.

Seller's Closing Statement

Listing Broker: Patrick Guyse
WHITETAIL DREAMS REAL ESTATE
 Whitetail Dreams
 PO Box 33
 Iola WI 54945
 920-819-1338

Seller: Natalie Rutherford
Buyer: Carter's Slough, LLC

Settlement Agent: Gowey Abstract & Title Company, Inc.
 1320 E. Main Street, Suite C
 Reedsburg, WI 53959
 Phone: 608-524-0508

Property: Vacant Land on Bottom Road
 Wonewoc, WI 53968
File Number: 229017
Closing Date: December 21, 2022
Location: Reedsburg

Description	Debit	Credit
Sale Price of Property		\$135,000.00
Prorations & Adjustments		
County property taxes from 01/01/2022 thru 12/20/2022	\$189.13	
Title & Settlement Charges		
Title - Delivery Service Fee to Gowey Title		
Title - Erecording Service Fee to Gowey Title	\$5.00	
Title - Settlement Agent Fee to Gowey Title	\$200.00	
Title - Special Assessment Service Fee to Gowey Title	\$25.00	
Title - GAP Endorsement to Gowey Title	\$150.00	
Title - Owner's Title Insurance to Gowey Title	\$850.00	
Title - Document Preparation Service Fee to Gowey Title	\$150.00	
Realtor Commission		
Real Estate Commission - Listing to Whitetail Dreams	\$8,100.00	
\$1500.00 Earnest Money Held by Whitetail Dreams		
Recording and Transfer Charges		
Transfer Tax to Register of Deeds - eRecording	\$405.00	
Recording Fee (Termination of Lease) to Register of Deeds - eRecording	\$30.00	
Undersigned directs Settlement Agent to disburse funds in accordance with this statement. Undersigned holds Settlement Agent harmless for any omissions in said statement and agrees to indemnify Settlement Agent for any loss incurred by virtue of disbursing funds in said manner.	Subtotals:	\$10,104.13
	Due To Seller:	\$124,895.87
	Totals:	\$135,000.00
		\$135,000.00


 Natalie Mylrea, n/k/a Natalie Rutherford


 Settlement Agent

12/15/22
 Date

GOWEY Abstract & Title Company, Inc.

Borrower/Buyer's Closing Statement

Settlement Agent: Gowey Abstract & Title Company, Inc.
 1320 E. Main Street, Suite C
 Reedsburg, WI 53959
 Phone: 608-524-0508



Seller: Natalie Rutherford

**Borrower/
Buyer:** Carter's Slough, LLC

Property: Vacant Land on Bottom Road
 Wonewoc, WI 53968

File Number: 229017

Closing Date: December 21, 2022

Location: Reedsburg

Description	Debit	Credit
Sale Price of Property	\$135,000.00	
Deposit		\$1,500.00
Tax Prorations & Adjustments		
County property taxes from 01/01/2022 thru 12/20/2022		\$189.13
Title/Escrow/Settlement Charges		
Title - Delivery Service Fee to Gowey Title		
Title - Erecording Service Fee to Gowey Title	\$5.00	
Recording and Transfer Charges		
Recording Fee (Deed) to Register of Deeds - eRecording	\$30.00	
Miscellaneous		
2022 RE Taxes	\$195.01	
	Subtotals	\$1,689.13
Undersigned directs Settlement Agent to disburse funds in accordance with this statement. Undersigned holds Settlement Agent harmless for any omissions in said statement and agrees to indemnify Settlement Agent for any loss incurred by virtue of disbursing funds in said manner.	Due From Buyer	\$133,540.88
	Totals:	\$135,230.01

Carter's Slough, LLC

Scott W. Carter

By: Scott W. Carter, Sole Member

Allan Welford
 Settlement Agent

12-20-22
 Date

WARRANTY DEED

DOCUMENT # 754757
RECORDED 12-21-2022 at 8:22 AM
STACY D. HAVILL, REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00
TRANSFER FEE: \$405.00

TOTAL PAGES: 2
DOCUMENT HAS BEEN ELECTRONICALLY RECORDED

This deed, made between **Natalie Mylrea n/k/a Natalie Rutherford**, Grantor,

and

Carter's Slough, LLC, a Wisconsin Limited Liability Company, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Juneau County, State of Wisconsin:

As Described in Attached Addendum/Exhibit A

Parcel No. 290380787

Return to:
Carter's Slough, LLC
908 S Main Street
Necedah, WI 54646
File No. 229017

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And the said grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except exceptions, reservations, easements and restrictions of record, and will warrant and defend the same.

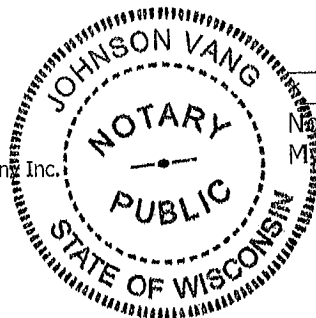
Dated this 15th ⁹⁹² day of December, 2022.

Natalie Rutherford
Natalie Rutherford

State of Wisconsin)
) S.S.
Dane County)

Personally came before me this 15th day of December, 2022, the above named **Natalie Rutherford** to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

This instrument drafted by:
Michael S. Brandner
Gowey Abstract & Title Company, Inc.



Johnson Vang
Notary Public, State of Wisconsin
My Commission Expires: 06/30/2026

File Number: **229017**

ADDENDUM/EXHIBIT A

A part of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4), Section Twenty-seven (27), Township Fourteen (14) North, Range Two (2) East, Town of Wonewoc, Juneau County, Wisconsin, described as follows:

Commencing at a point 4 rods East of the Northwest corner of said forty; thence South parallel with the West line of said forty to the South line; thence East to the Southeast corner of said forty; thence North to the Northeast corner of said forty; thence West to the Place of Beginning.

File Number: 229017

Addendum/Exhibit A

A part of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4), Section Twenty-seven (27), Township Fourteen (14) North, Range Two (2) East, Town of Wonewoc, Juneau County, Wisconsin, described as follows:

Commencing at a point 4 rods East of the Northwest corner of said forty; thence South parallel with the West line of said forty to the South line; thence East to the Southeast corner of said forty; thence North to the Northeast corner of said forty; thence West to the Place of Beginning.

GOWEY Abstract & Title Company, Inc.

Statement Regarding Receipt of Seller Certification of Non-Foreign Tax Status

Natalie Rutherford (Seller)

Carter's Slough, LLC (Buyer)

File No.: 229017

Property Address: Vacant Land on Bottom Road, Wonewoc, WI 53968

Under penalty of perjury, the undersigned confirms receipt of Certification(s) of Non-Foreign Status (Certification(s)) purporting to be signed by the above-referenced Seller, whether one or more (or a person representing that s/he has the authority to sign on behalf of the Seller), which Certification(s):


- State(s) that the Seller is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate, as those terms are defined in the Internal Revenue Code and Income Tax Regulations;
- Sets forth the Seller's name, taxpayer identification number, and home address (if the Seller is an individual) or office address (if the Seller is an entity); and
- Was signed under penalties of perjury.

Undersigned will retain a copy of the Certification(s) for the time period required by the Internal Revenue Service.

Undersigned makes no certification that the Seller's Certification(s) is accurate, correct, or complete.

Dated this 21st day of December, 2022.

Gowey Abstract & Title Company Inc.



By: Allison R. Walford, Closing Agent

FOR INFORMATIONAL PURPOSES ONLY:

Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the amount of any liability assumed by a transferee.

Under IRC 1445(b)(2) a transaction is exempt from the withholding if the transferor furnishes to the transferee an affidavit by the transferor stating, under penalty of perjury, the transferor's United State taxpayer identification number and that the transferor is not a foreign person.

As an alternative, the exemption under IRC 1445(b)(2) shall be treated as applying to a transaction if, in connection with a disposition of a United States real property interest: (I) the affidavit specified in IRC 1445(b)(2) is furnished to a qualified substitute, and (ii) the qualified substitute furnishes a statement to the transferee stating, under penalty of perjury, that the qualified substitute has such affidavit in its possession.