

**COPY**

**AFFIDAVIT TO MERGE  
REAL ESTATE**

Document Number

STATE OF WISCONSIN )  
 ) ss.  
SHEBOYGAN COUNTY )

Kaemmer Living Trust of 2012 is the owner of the following described real estate in the Town of Wilson, Sheboygan County, State of Wisconsin (if more space is needed, please attach addendum):

See attached Addendum Legal Description

Attorney Ryan J. Zinkel  
Rohde Dales LLP  
909 N. 8<sup>th</sup> St., Ste. 100  
Sheboygan, WI 53081

59030456711 to be merged with 59030456600

Parcel Identification Number (PIN)

That this Affidavit is made for the purpose of merging the existing two (2) parcels of above described real estate into one (1) parcel. The owner, by recording this Affidavit agrees that the above described property shall merge and hereafter shall be described as contained herein. All future legal descriptions will describe the premises as one (1) parcel.

This is not a conveyance under §77.21(1) Wisconsin Statutes and is exempt from transfer return and transfer fee. The purpose of this document is to merge the above described parcels.

Dated: June 4, 2025.

Kaemmer Living Trust of 2012

By: \_\_\_\_\_

Debora Thiel, Trustee

STATE OF WISCONSIN )  
 ) ss.  
SHEBOYGAN COUNTY )

Subscribed and sworn to before me on this  
4th day of June, 2025.

\_\_\_\_\_  
Gail A. Pahmeier

Notary Public, State of Wisconsin

My Commission expires: 08/24/2026



THIS INSTRUMENT DRAFTED BY:

\_\_\_\_\_  
Ryan J. Zinkel  
\_\_\_\_\_  
Rohde Dales LLP

## ADDENDUM – LEGAL DESCRIPTION

### PARCEL 1:

Being a part of the East One-Half (E1/2) of the Northwest Quarter (NW1/4) of Section Eleven (11); Town Fourteen (14) North, Range Twenty-three (23) East, in the Town of Wilson, Sheboygan County, Wisconsin described as: the west Ninety (90) feet of the following described property, to-wit: Commencing at a point Eighty (80) feet East of the Southeast corner of Lot One (1), Block One (1), Deer Mound Subdivision; thence S. 89° 09' E., 270 feet; thence N. 00° 15' W., 161.33 feet; thence N. 89° 9' W., 270 feet; thence S. 00° 15' E., 161.33 feet to the point of beginning.

Tax Parcel Identification No.: 59030456600

TO BE MERGED WITH:

### PARCEL 2:

Being a part of the East Half of the NW1/4 of Section 11, T. 14 N., R. 23 E., Town of Wilson, Sheboygan County, Wisconsin, and described as:

Commencing at a 2" iron pipe found at the Southeast corner of Lot 1, Block 1 of Deer Mound Subdivision; thence S. 89° 24' E., 40.00 feet (S. 89° 24' E. Deed) along the North Line of Panther Avenue to the point of beginning; thence continue S. 89° 24' E., 40.00 feet (S. 89° 09' E. Deed) along said North line to a 1" iron pipe found at the Southwest corner of the Pluskat property; thence North 00° 41' W., 161.33 feet (N. 00° 15' W. Deed) to an iron pipe found at the Northwest corner of the Pluskat property; thence S. 89° 24' E. 90.00 feet (S. 89° 09' E. Deed) to an iron pipe found at the Northeast corner of the Pluskat property; thence N. 00° 41' W., 144 feet more or less to the centerline of a creek, thence Northwesterly along the centerline of the creek to the West line of the NE1/4 of said NW1/4; thence S. 00° 13' 43" E., 362 feet more or less along said West line to the Southwest corner of said NE1/4 of the NW1/4; thence S. 02° 04' 38" W., 122.27 feet to the point of beginning.

AND

A part of South 8<sup>th</sup> Street as platted in Deer Mound Subdivision, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Eleven (11), Township Fourteen (14) North, Range Twenty-three (23) East, Town of Wilson, Sheboygan County, Wisconsin, described as:

Commencing at the Southeast corner of Lot One (1), Block One (1), Deer Mound Subdivision; thence S. 89° 09' E., 20.00 feet along the North line of Panther Avenue to the point of beginning; thence continuing S. 89° 09' E., 20.00 feet to the East line of Deer Mound Subdivision; thence N. 00° 15' W., 135.00 feet along said East line; thence N. 89° 09' W., 20 feet; thence S. 00° 15' E., 135.00 feet to the point of beginning.

Tax Parcel Identification No.: 59030456711

SAID PARCEL 2 IS NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS (SURVEY ATTACHED):

Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 11, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 1 of Block 1 of Deer Mound Subdivision; thence S. 89°24'00" E., 20.00 feet along the North line of Panther Avenue and the Point of Beginning; thence continue S. 89°24'00" E., 60.00 feet along said North line; thence N. 00°41'00" W., 161.23 feet; thence S. 89°24'00" E., 90.00 feet; thence N. 00°41'00" W., 114.00 feet to a point S. 00°41'00" E., 30.00 feet of the center line of a creek and the beginning of a meander line; thence N. 34°52'25" W., 216.16 feet along the meander line to a point S. 00°13'43" E., 33.00 feet of said centerline and the end of the meander line; thence S. 00°13'43" E., 316.25 feet; thence N. 89°24'00" W., 25;56 feet; thence S. 00°30'00" E., 135.00 feet to the point of beginning.

Including all lands lying between the meander line and the center line of a creek.

D & H LAND SURVEYS LLC  
1628 GEORGIA AVENUE  
SHEBOYGAN, WISCONSIN

PARCEL 1

BEING TAX PARCEL 59030456711 TO BE MERGED WITH TAX PARCEL 59030456600  
DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF  
BLOCK 1 OF DEER MOUND SUBDIVISION; THENCE S 89°24'00" E, 20.00 FEET  
ALONG THE NORTH LINE OF PANTHER AVENUE AND THE POINT OF BEGINNING;  
THENCE CONTINUE S 89°24'00" E, 80.00 FEET ALONG SAID NORTH LINE;  
THENCE N 00°41'00" W, 161.23 FEET; THENCE S 89°24'00" E, 90.00 FEET;  
THENCE N 00°41'00" W, 114.00 FEET TO A POINT S 00°41'00" E,  
30.00 FEET OF THE CENTER LINE OF A CREEK AND THE BEGINNING OF A MEANDER LINE;  
THENCE N 34°52'25" W, 216.16 FEET ALONG THE MEANDER LINE TO A POINT S 00°13'43" E, 33.00 FEET  
OF SAID CENTERLINE AND THE END OF THE MEANDER LINE;  
THENCE S 00°13'43" E, 316.25 FEET; THENCE N 89°24'00" W, 25.56 FEET;  
THENCE S 00°30'00" E, 135.00 FEET TO THE POINT OF BEGINNING.

INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTER LINE OF A CREEK.

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11,  
T.14 N., R. 23 E., TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN.

Grantee(s), by recording this (Deed/document), agree(s) that the  
above-described premises shall merge with the property he/she/it/they  
own(s) adjacent to the above-described property and shall hereafter  
be considered as one. All future descriptions will describe the  
premises as one unit in order to comply with Section 71.03(1)(c)  
of the Sheboygan County Subdivision Ordinance.

AS AGENT OR OWNER, I HEREBY WAIVE  
STAKING OF THIS PARCEL PER A-E 5.01 OF  
THE WISCONSIN ADMINISTRATIVE CODE.

AGENT OR OWNER DATE.

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys  
Dennis J. Van Sluys S-1233

Dated this 9th day of April, 2025.

