

1993 Senate Bill 287

Date of enactment: **March 11, 1994**
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1993 WISCONSIN ACT 145

AN ACT to *repeal and recreate* 706.05 (2m) of the statutes, **relating to**: requiring certain information on real estate documents submitted for filing or recording.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 706.05 (2m) of the statutes is repealed and recreated to read:

706.05 (2m) (a) Except as provided in par. (b), any document submitted for recording or filing that is to be indexed in the real estate records, any document submitted for recording or filing that modifies an original mortgage or land contract and any subordination agreement submitted for recording or filing shall contain the full legal description of the property to which it relates if the document or subordination agreement is intended to relate to a particular parcel of land. The legal description may be included on the document or may be attached to the document. Any such document shall also contain the

volume number and page number of any original mortgage or land contract that the document affects.

(b) The requirement of a full legal description under par. (a) does not apply to:

1. Descriptions of easements for the construction, operation or maintenance of electric, gas, railroad, water, telecommunications or telephone lines or facilities.

2. Descriptions of property that is subject to liens granted on property thereafter acquired by a rural electric cooperative, or a telephone cooperative, organized under ch. 185, by a pipeline company under s. 76.02 (5b), by a public utility under s. 196.01 (5) or by a railroad under s. 195.02 (1) or (5).

(c) The requirement under par. (a) does not affect the validity of liens under par. (b) 2.