

HIGHWAY SEARCH REPORT

BY

GUARANTY TITLE SERVICES, INC.
151 North Main Street
Juneau, WI 53039
Phone: 920-386-2300 Fax: 920-386-4422
Email: gtsdodge@titleservice.com

DOT Project ID: 3364-03-01

DOT Parcel Number: 39

File Number: 5-120073

Prepared for: State of Wisconsin Dept of Transportation

1. Effective Date: November 22, 2011 at 7:30 AM
2. Record title to the fee simple estate or interest in the land is at the effective date hereof in: Joseph A. Rantanen

Address of Owner: 601 S. Milwaukee Street Lomira, WI 53048

All other parties of interest:

- Universal Mortgage
- Midland Funding LLC

3. Property Address: 601 S. Milwaukee Street, Lomira, WI 53048 (Dodge County)

The property address is provided for reference only and the accuracy is not guaranteed.

4. Tax Pin #: 146-1317-1534-008

5. Outstanding Mortgages, Liens and Judgments:

List of Easements of Record:

Property Tax Information

- General Real Estate Taxes: \$2,570.10. Lottery Credit: \$81.37. First Dollar Credit: \$64.54. Land Value: \$10,000.00. Improvements: \$104,900.00. Total: \$114,900.00.

- Mortgage from Joseph A. Rantanen, an Unmarried Man to Universal Mortgage Corporation, in the originally stated amount of \$118,400.00, dated January 31, 2007, recorded February 6, 2007 as Document No. 1084658.

The foregoing Mortgage was assigned by Universal Mortgage Corporation to U.S. Bank National Association and was recorded June 22, 2010, as Document No. 1146573.

An action to foreclose the above described mortgage was commenced in the Circuit Court for Dodge County on December 13, 2010, as Case No. 10CV1206 with Lis Pendens filed with the Register of Deeds as Document No. 1155738.

- Judgment docketed in Circuit Court for Dodge County on October 25, 2010, Case No. 2010SC001533, in favor of Midland Funding LLC, 8875 Aero Drive Suite 200, San Diego, CA 92123 plaintiff, vs. Joseph A. Rantanen, 601 Milwaukee St., Lomira, WI 53048 defendant, in the sum of \$4,195.71. Joel S. Tilleson, Attorney.

6. The land is described as follows:

The North 1/2 of Lot 6, Block "E" of the Original Plat of the Village of Lomira, Dodge County, Wisconsin.

Please note that this report is not a Title Insurance Commitment or Policy, an Abstract Extension, or an Opinion of Title. Accordingly, our liability is limited to the actual damages that you might incur, up to a maximum of the amount of the fee charged for this report, which results from our negligence in preparing this report. Should you desire more liability coverage than we are offering by this report, please cancel your order for this report and order Title Insurance.

Please note further that this report does not determine ownership, and we also have not checked to determine the validity, correctness, or enforceability of the instruments cited herein. Also, we have not checked to determine whether Mortgages, Security Agreements, or Financing Statements remain open prior to anyone taking title. This does not show easements, restrictions, errors, or disputes regarding boundary lines or legal descriptions, finances, or legal actions. The information contained herein should not be used for due diligence inquiry nor for any other environmental legislation.

TITLE SERVICES, INC.

DODGE COUNTY LAND RECORDS

Parcel 146-1317-1534-008

Tax Year 2011, Last Updated 10/04/2011

General Property Information

Parcel Number 146-1317-1534-008
 Municipality 146 - VILLAGE OF LOMIRA
 Property Address 601 S MILWAUKEE ST
 LOMIRA
 School District LOMIRA
 Technical College District MPTC FOND DU LAC
 Special District(s)
 Owner Name JOSEPH A RANTANEN
 Mailing Address JOSEPH A RANTANEN
 601 S MILWAUKEE ST
 LOMIRA, WI 53048

Recording Information
(Does Not Include Mortgages)

Instrument 1084657 1061091 1056223
 Document Type DEED-WARRANTY DEED-WARRANTY DEED-SHERIFFS
 Recorded Date 02/06/2007 12/27/2005 10/11/2005
 Document Date 01/31/2006 12/05/2005 09/16/2005
 Transfer Tax* \$355 \$330 Not Available

*Transfer Tax is calculated at \$3 per \$1000 of the sales price.

Property Assessment Information

Land Class-Use	Acres	Land	Improvements	Total
1-01 Residential	0.200	\$10,000	\$104,900	\$114,900
Totals	0.200	\$10,000	\$104,900	\$114,900

Section-Town-Range 15-13-17

Tax Parcel Description* N1/2 LOT 6 BLK B ORIGINAL PLAT

*Tax Parcel Description is not the Legal Description. Please note that the Tax Parcel Description presented in this application is used to locate property in general terms only. The Tax Parcel Description should not be used as or confused with the Legal Description of a particular property (a legal description is far more precise than a tax parcel description).

2011 Property Tax Information	
General Net	\$0.00
Lottery Credit	\$0.00
General Tax	\$0.00
Tax Totals	\$0.00

Disclaimer of Accuracy of Data: The above data was printed from the Dodge County Land Records System. This system is for testing purposes only. The data contained in this system is not intended to represent current or actual information

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

This Deed, made between
Brian J. Moen and Kimberly A. Moen, husband and wife, Grantor,
and

Joseph A. Rantanen, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in Dodge County, State of Wisconsin (the "Property") (if
more space is needed, please attach addendum):

The North 1/2 of Lot 6, in Block Lettered "E" of the Original Plat of
Village of Lomira, County of Dodge, State of Wisconsin.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except
municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal
services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 31ST day of JANUARY, 2006.

*

*

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____.

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Catherine P. Spahr

(Signatures may be authenticated or acknowledged. Both are not necessary.)

DOCUMENT# 1084657

Office of Register of Deeds

Dodge County, Wisconsin

RECEIVED FOR RECORD

FEB. 06, 2007 AT 09:59AM

Chris Plawasch

CHRIS PLAWASCH - Registrar

Fee Amount: \$11.00

Transfer Fee: \$355.20



Recording Area

Name and Return Address

Joseph A. Rantanen

601 S. Milwaukee St.

Lomira, WI 53048

146-1317-1534-008

Parcel Identification Number (PIN)

This is is homestead property

Brian J. Moen
* BRIAN J. MOEN
Kimberly A. Moen
* KIMBERLY A. MOEN

ACKNOWLEDGMENT

STATE OF WISCONSIN _____)

_____) ss.

Milwaukee Dodge County)

Personally came before me this 31ST day of
January, 2006 the above named
Brian J. Moen and Kimberly A. Moen

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Mary L. Phillips
* MARY L. PHILLIPS

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: 6/22/08)

* Names of persons signing in any capacity must be typed or printed below their signature.
WARRANTY DEED FORM No. 1 - 2000

INFO-PRO (800)655-2021 www.infoproforms.com STATE BAR OF WISCONSIN

000036

DOCUMENT# 1084658

Office of Register of Deeds

Dodge County, Wisconsin

RECEIVED FOR RECORD

FEB. 05, 2007 AT 10:00AM

35
15

MORTGAGE

DOCUMENT NUMBER

Chris Flanssch

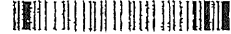
NAME & RETURN ADDRESS

Universal Mortgage Corporation

12080 North Corporate Parkway
Mequon, WI 53092
800-558-7280

CHRIS FLANSCH - Registrar

Fee Amount: \$39.00



PARCEL IDENTIFIER NUMBER

146-1317-1534-008

[Space Above This Line For Recording Data]

0020430625

000004

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated January 31st, 2007, together with all Riders to this document.

(B) "Borrower" is JOSEPH A RANTANEN, an Unmarried Man

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Universal Mortgage Corporation

Lender is a Corporation

organized and existing under the laws of The State of Wisconsin

WISCONSIN-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3050 1/01

Wolters Kluwer Financial Services

VMP®-6(WI) 105051.01

Page 1 of 15

Initials: *[Signature]*

DOCUMENT# 1146573
Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD
June 22, 2010 AT 12:53PM

13/
2

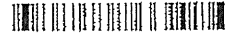
ASSIGNMENT OF MORTGAGE

This document prepared by and return to:
MARYJO IRWIN
U.S. Bank National Association
809 S. 60th Street, West Allis, WI 53214
414-773-3831 1-866-787-9167 ext. 3831

Chris Plawisch

CHRIS PLAWISCH - Registrar
Fee Amount: \$13.88
Total Pages 2

U.S. Bank Loan #: 4800220781



For value received, the undersigned, UNIVERSAL MORTGAGE CORPORATION (herein "Assignor"), whose address is 12080 NORTH CORPORATE PARKWAY, MEQUON, WISCONSIN 53092, does hereby grant, sell, assign, transfer and convey, unto U.S. BANK NATIONAL ASSOCIATION (herein "Assignee") whose address is 4801 FREDERICA STREET, OWENSBORO, KY 42301 all interest under that certain mortgage described as follows:

Real estate MORTGAGE dated: 1/31/2007
Executed by: JOSEPH A RANTANEN, AN UNMARRIED MAN
To: UNIVERSAL MORTGAGE CORPORATION
Recorded on: 2/6/2007 In the office of the: COUNTY RECORDER
Amount of mortgage: 118400
County and State where document recorded: DODGE, WI

Book/Volume number: Page/Image number:
Document number: 1084658 Re-recording information:

Assignment recording information:
LEGAL DESCRIPTION: IF APPLICABLE, SEE PAGE TWO OR ATTACHMENT
TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above described Mortgage.
IN WITNESS WHEREOF, the undersigned has executed this Assignment of Mortgage on 6/15/2010, but effective JUNE 1, 2010.

200

UNIVERSAL MORTGAGE CORPORATION

Kim Kintop
KIM KINTOP, VICE PRESIDENT

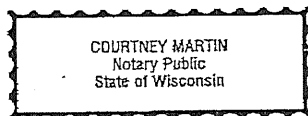
COUNTY OF MILWAUKEE
STATE OF WISCONSIN

Personally came before me on 6/15/2010, KIM KINTOP, VICE PRESIDENT of UNIVERSAL MORTGAGE CORPORATION, whose address is 12080 NORTH CORPORATE PARKWAY, MEQUON, WISCONSIN 53092, to me known to be the person who executed the foregoing instrument, and to me known to be such Officer of said Corporation, and acknowledged that this person executed the foregoing instrument as such Officer as the deed of said Corporation, by its Authority.

Courtney Martin
COURTNEY MARTIN
Notary Public, State of WISCONSIN
My commission expires: 9/8/2013

"NO CORP SEAL"

PROPERTY ADDRESS: 601 MILWAUKEE ST, LOMIRA, WI 53048
PARCEL IDENTIFICATION NUMBER: 146-1317-1534-008



PAGE TWO

LEGAL DESCRIPTION: THE NORTH 1/2 OF LOT 6, IN BLOCK LETTERED "E" OF THE ORIGINAL PLAT OF
VILLAGE OF LOMIRA, COUNTY OF DODGE, STATE OF WISCONSIN

201

Document Number

LIS PENDENS
Title of Document

DOCUMENT # 1155738

State of Wisconsin

Circuit Court

Dodge County

U.S. Bank N.A.

Plaintiff

Case No: DCV1204

vs

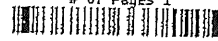
Joseph A. Rantanen
Unknown Spouse of Joseph A. Rantanen
Midland Funding LLC

Defendants

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

December 13, 2010 9:55 AM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 1



Record this document with the Register of Deeds

Name and Return Address

Blommer Peterman S.C.
165 Bishops Way
Brookfield, WI 53005

U.S. Bank N.A. v Rantanen

146 1317 1534 008

Parcel Identification Number (PIN)

NOTICE IS HEREBY GIVEN that an action has been commenced and is pending in the above named Court upon the complaint of the above named plaintiff against the above named defendants on file herein; that the object of said action is to foreclose a mortgage dated January 31, 2007 and entered into between Joseph A. Rantanen, mortgagor, and Universal Mortgage Corporation, its successors and assigns, mortgagee, which mortgage was recorded February 6, 2007 as Document Number 1084658, together with the note and indebtedness it secures. Said mortgage was assigned to U.S. Bank N.A. by an assignment recorded on June 22, 2010 as document number 1146573. Said mortgage is now held by plaintiff; that the above-referenced action affects the title to the real estate described by the legal description stated as follows:

The North 1/2 of Lot 6, in Block Lettered "E" of the Original Plat of Village of Lomira, County of Dodge, State of Wisconsin.

For Informational Purposes Only

Address: 601 Milwaukee Street, Lomira, WI 53048

Dated on this 7th day of December, 2010

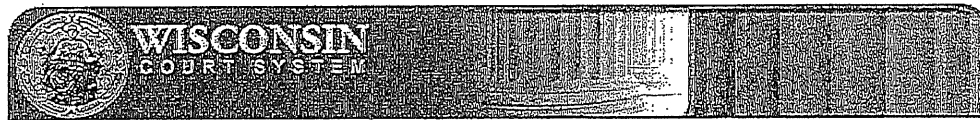
165 Bishops Way
Brookfield, WI 53005
262-790-5719
CG



Drafted by: Deborah A. Blommer

Marie M. Flannery
Marie M. Flannery
State Bar No. 1045309

004



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Midland Funding LLC vs. Joseph Rantanen

Dodge County Case Number 2010SC001533

What is RSS?

Filing Date

09-24-2010

Class Code Description

Sm Claim, Claim Under \$ Limit

Branch Id

4

Case Type

Small Claims

Responsible Official

Bauer, Steven G.

Case Status

Closed

Court Record Events

☐ Ascending Date Order
☐ Descending Date Order

Parties

Party Type

Party Name

Party Status

Plaintiff

[Midland Funding LLC](#)

Defendant

[Rantanen, Joseph A](#)

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount	Satisfaction	Judgment Status	Date
Judgment for money	Rantanen, Joseph A	No	\$ 4,185.71	No		

Party Details

Midland Funding LLC - Plaintiff

Date of Birth

Sex

Race ¹

Address

Address Updated On

8875 Aero Drive Suite 200, San Diego, CA 92123

09-24-2010

Party Attorney(s)

Attorney Name GAL Entered

Tilleson, Joel S No 09-24-2010

Rantanen, Joseph A - Defendant

Date of Birth

Sex

Race ¹

12-1969

Address

Address Updated On

601 Milwaukee St., Lomira, WI 53048

09-24-2010

Also Known As

Name

Type

Date of Birth

Rantanen, Joseph Previously known as

Civil Judgment(s)

What is RSS?

<http://wcca.wicourts.gov/caseDetails.do?jsessionid=702B053E8BF0016AA44AE43089C...> 11/27/2011

Judgment for money

County	Case Number	Case Caption
Dodge	<u>2010SC001533</u>	Midland Funding LLC vs. Joseph Rantanen
Judgment/Lien Date	Total Amount	Warrant Number
10-15-2010	\$ 4,195.71	
Date and Time Docketed	Service/Event Date	
10-25-2010 at 01:46 pm		

Satisfaction	Judgment Status	Date	Type Of Tax
No			

Property/Remarks**Judgment Parties**

Party Type	Name	Dismissed	Status	Address	Attorney Name
Creditor	Midland Funding LLC	No	Active	8875 Aero Drive Suite 200, San Diego, CA 92123	Tilleson, Joel S
Debtor	Rantanen, Joseph A	No	Active	601 Milwaukee St., Lomira, WI 53048	

Costs / Amounts

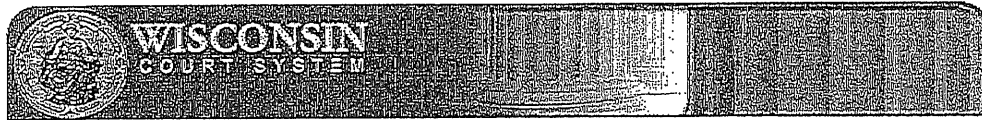
Description	Amount
Attorney fee	\$ 150.00
Judgment amount	\$ 3,896.21
Service	\$ 55.00
Small claims filing fee	\$ 94.50

¹ The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.

² Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

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US Bank NA vs. Joseph A Rantanen et al

Dodge County Case Number 2010CV001206

What is RSS?



Filing Date

12-09-2010

Class Code Description

Foreclosure of Mortgage

Branch Id

1

Case Type

Civil

Responsible Official

Pfitzinger, Brian A.

Case Status

Closed

Court Record Events

- o Ascending Date Order
- Descending Date Order

Parties

Party Type	Party Name	Party Status
Plaintiff	US Bank NA	
Defendant	Rantanen, Joseph A	
Defendant	Rantanen, Unknown Spouse of Joseph A.	Dismissed
Defendant	Midland Funding LLC	

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount
Foreclosure	Rantanen, Joseph A	No	\$ 0.00

Future Court Activity

Date	Time	Location	Description	Type ²	Court Official
12-14-2011	08:10 am	Circuit Court Branch 1	Confirmation of sale	Court	Pfitzinger, Brian A.

Party Details

US Bank NA - Plaintiff

Date of Birth

Sex

Race¹

Address

Address Updated On

425 Walnut Street, Cincinnati, OH 45202

12-09-2010

Party Attorney(s)

Attorney Name GAL Entered

Flannery, Marie M No 12-09-2010

Rantanen, Joseph A - Defendant

Date of Birth

Sex

Race¹

Address

Address Updated On

601 Milwaukee St., Lomira, WI 53048

12-09-2010

Rantanen, Unknown Spouse of Joseph A. - Defendant - Dismissed

Date of Birth	Sex	Race ¹
Address		Address Updated On
601 Milwaukee St., Lomira, WI 53048		12-09-2010
Midland Funding LLC - Defendant		
Date of Birth	Sex	Race ¹
Address		Address Updated On
8875 Aero Drive Suite 200, San Diego, CA 92123		12-09-2010

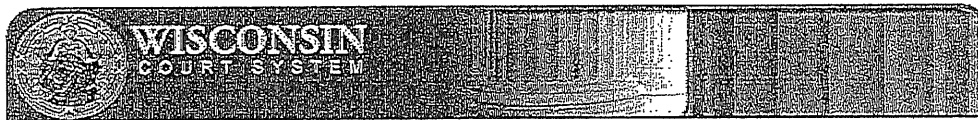
Civil Judgment(s)[What Is RSS?](#) **Foreclosure**

County	Case Number	Case Caption
Dodge	<u>2010CV001206</u>	US Bank NA vs. Joseph A Rantanen et al
Judgment/Lien Date	Total Amount	Warrant Number
02-03-2011	\$ 0.00	
Date and Time Docketed	Service/Event Date	
Type Of Tax		

Property/Remarks**Judgment Parties**

Party Type	Name	Dismissed	Status	Address	Attorney Name
Debtor	Rantanen, Joseph A	No	Active	601 Milwaukee St., Lomira, WI 53048	
Creditor	US Bank NA	No	Active	425 Walnut Street, Cincinnati, OH 45202	Flannery, Marie M

¹ The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.² Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.[Previous](#) [Return to List](#) [Next](#)[Printable Version \(PDF\)](#)



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US Bank NA vs. Joseph A Rantanen et al

Dodge County Case Number 2010CV001206
Court Record Events

	Date	Event	Court Official	What is RSS? 
1	12-09-2010	Summons and complaint		Court Reporter
2	12-09-2010	Filing fee paid		
		Amount		
		\$ 265.50		
		Additional Text:		
		10R 028202		
3	12-14-2010	Certified copy of lis pendens		
4	01-24-2011	Notice of motion		
		Additional Text:		
		for Default Judgment of Foreclosure		
5	01-24-2011	Affidavit of non-military service		
		Additional Text:		
		Joseph A Rantanen		
6	01-24-2011	Affidavit of default		
		Additional Text:		
		and in Support of Motion for Default Foreclosure Judgement		
7	01-24-2011	Affidavit of service		
		Additional Text:		
		on Joseph A Rantanen		
8	01-24-2011	Certificate of non-service		
		Additional Text:		
		on Unknown Spouse of Joseph A Rantanen		
9	01-24-2011	Affidavit of service		
		Additional Text:		
		on Midland Funding LLC by serving Sany Chay		
10	01-24-2011	Affidavit of mailing		

11	02-03-2011	Motion hearing	Pfitzinger, Brian A.	Schrab, Geri
		Additional Text: Attorney thomas Dill in court for Plaintiff US Bank NA, Defendant Joseph A Rantanen not in court. Plaintiff requests default judgment, no response from defendant, \$121,739.56 owed, asks 6 mos. right of redemption. Ct. grants judgment of foreclosure in favor of plaintiff.		
12	02-03-2011	Findings of facts/conclusions of law w/ judgment	Pfitzinger, Brian A.	
13	02-03-2011	Default judgment	Pfitzinger, Brian A.	
14	02-03-2011	Party dismissed	Pfitzinger, Brian A.	
		Event Party Rantanen, Unknown Spouse of Joseph A.		
15	02-04-2011	Received documents		
16	02-14-2011	Notice of entry of judgment		
		Additional Text: of Foreclosure		
17	02-14-2011	Affidavit of mailing		
18	06-01-2011	Affidavit of mailing		
19	06-01-2011	Notice of foreclosure sale		
20	08-10-2011	Receipt		
		Amount \$ 3600.00		
		Additional Text: 11R 017764		
21	08-15-2011	Received documents		
22	08-19-2011	Sheriff's report of sale		
23	08-19-2011	Proof of publication		
24	08-19-2011	Certificate of service		
		Amount \$ 0.00		
		Additional Text: Posting Sale Notices		
25	08-19-2011	Notice of foreclosure sale		
26	08-26-2011	Notice of motion, motion		
		Additional Text: to Void Sheriff's Sale		
27	08-26-2011	Affidavit in support of motion		

Additional Text:
to Void Sale

28	08-26-2011	Affidavit of mailing	
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29	08-29-2011	Stipulation and Order	Pfzinger, Brian A.
		Additional Text: Voiding Sheriff's Sale	

30	09-12-2011	Received documents	
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31	10-04-2011	Affidavit of mailing	
----	------------	----------------------	--

32	10-04-2011	Notice of foreclosure sale	
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[Return to Case 2010CV001206](#)

State of Wisconsin.
 County of Dodge.
 I, Geo. H. Morris, Surveyor do hereby certify
 that on March 21st & 22nd A. D. 1863, under the
 direction of John Burges, of the Town of Germania, on each County
 of Dodge and Clark, and also under the direction of all that part
 of the North half of the North half of the North East Quarter of
 Section No. Eighteen in Township No. Thirteen North of Range
 No. Sixteen East, according to the map or diagram of
 said survey, I have established a stone monument in each of
 square with the letter S marked on the top thereof, at the North
 East corner of Lot No. four in Block No. one in the Village of
 Germania, for the purpose of making future surveys bearing from
 monument South West corner of Burges, Section No. 18, Twp
 No. 13, R. No. 16, I further certify that I did survey and plat
 the direction of the lot corners of Block No. 16, and records
 my return duly furnished to me by said lot owner and
 as platted on said map.

Dated, Germania March 26th A. D. 1863.
 Geo. H. Morris, Surveyor.

10 o'clock A. M.

L. M. Dwyer, Reg.
 platted from Book.

I, John Burges, do hereby certify that I
 caused the lands described in the foregoing
 certificate of Geo. H. Morris, Surveyor to be
 surveyed and mapped as represented on the
 within map.

Dated, Germania March 26th A. D. 1863.

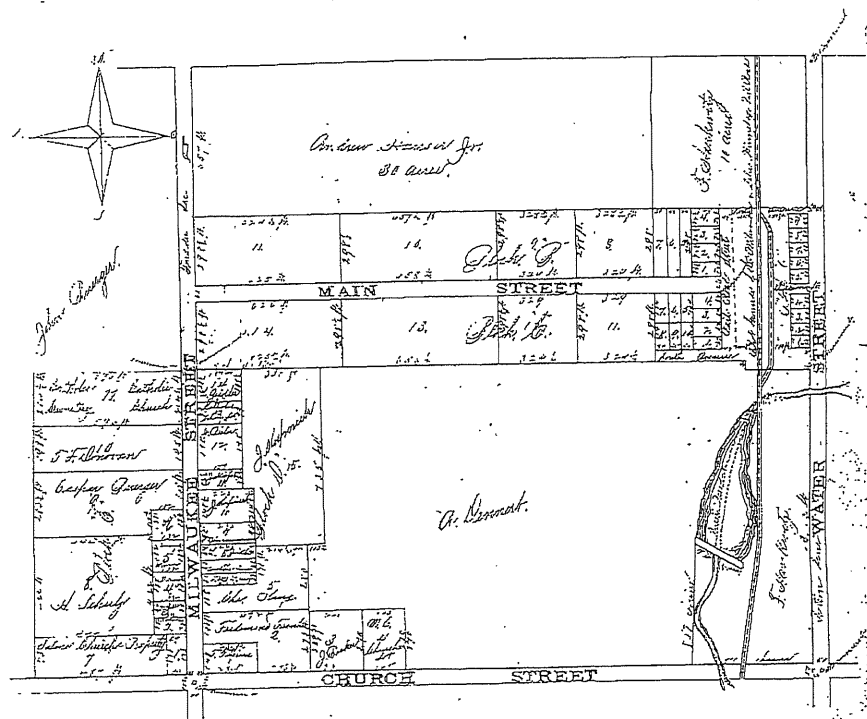
Witness
 Charon Marston
 Julius Kospich

John Burges

State of Wisconsin.
 County of Dodge.
 It is remembered that on the 26th day of March
 1863, the above named John Burges personally
 appeared before me and acknowledged the foregoing
 certificate to be his free act and deed for the uses and purposes
 therein contained.

Charon Marston
 Justice of the Peace

VILLAGE OF LOMIRA



57-1534
Village of LOMIRA
SE1/4-SW1/4 SECTION 15
T13N-R17E

[illegible]

Prepared by
Land Resources & Parks Department
Mapping Division

university. Fluoridated
water is a good source of fluoride, but it is not
enough to prevent tooth decay. The best way
to prevent tooth decay is to brush your teeth
twice a day with fluoride toothpaste and to
eat a diet low in sugar. The American
Dental Association recommends that children
under 6 years of age should not use fluoride
toothpaste unless supervised by an adult.

57-1534

SEE SHEET 67-1631

SEE SHEET 57-2224

SEE TOWN OF LOMIRA - SHEET 57-15

2/10/2017 9:58:25 AM

UPDATED HIGHWAY SEARCH REPORT

BY

GUARANTY TITLE SERVICES, INC.

151 North Main Street

Juneau, WI 53039

Phone: 920-386-2300 Fax: 920-386-4422

Email: gtsdodge@titleservice.com

DOT Project ID: 3364-03-01

DOT Parcel Number: 39

File Number: 5-120073

Prepared for: State of Wisconsin Dept of Transportation

1. Effective Date: January 04, 2013 at 7:30 AM

Changes that have occurred since the original title search report.

2. Record title to the fee simple estate or interest in the land is at the effective date hereof in:
Teresa M. Flasch, a single person

Address of Owner: 601 S. Milwaukee Street, Lomira, WI 53048

All other parties of interest:

- American Bank

3. Property Address: 601 S. Milwaukee Street, Lomira, WI 53048 (Dodge County)
The property address is provided for reference only and the accuracy is not guaranteed.

4. Tax Pin #: 146-1317-1534-008

5. Outstanding Mortgages, Liens and Judgments:

List of Easements of Record:

Property Tax Information

- 2012 General Real Estate Taxes: \$2,398.76. Lottery Credit: \$81.74. First Dollar Credit: \$58.64.
Land Value: \$10,000.00. Improvements: \$104,900.00. Total: \$114,900.00. .200 acres
- Mortgage from Teresa M. Flasch, single woman to American Bank, in the originally stated amount of \$87,200.00, dated June 14, 2012, recorded June 18, 2012, as Document No. 1180801.
- Mortgage from Teresa M. Flasch to American Bank, in the originally stated amount of \$10,900.00, dated June 14, 2012, recorded June 18, 2012, as Document No. 118082.

6. The land is described as follows:

The North 1/2 of Lot 6, Block "E" of the Original Plat of the Village of Lomira, Dodge County, Wisconsin.

Please note that this report is not a Title Insurance Commitment or Policy, an Abstract Extension, or an Opinion of Title. Accordingly, our liability is limited to the actual damages that you might incur, up to a maximum \$5,000.00, which results from our negligence in preparing this report. Should you desire more liability coverage than we are offering by this report, please cancel your order for this report and order Title Insurance.

The information contained herein should not be used for due diligence inquiry under CERCLA or other environmental legislation.

GUARANTY TITLE SERVICES, INC.

By: Diane K. Scherer

1

DOCUMENT NO.

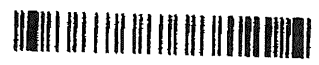
STATE BAR OF WISCONSIN FORM 2
WARRANTY DEED

DOCUMENT # 1180800

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

June 18, 2012 12:29 PM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 1
Transfer Fee \$327.00



RETURN TO

Teresa M. Flasch
601 S. Milwaukee St.
Lomira, WI 53048

Tax Parcel No: 146-1317-1534-008

268

This is not homestead property.

Exception to warranties: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and further except 2012 real estate taxes.

Dated this 14th day of June, 2012.

CMR Properties, LLC

Mary E. Rhein
By Mary E. Rhein, Member

AUTHENTICATION

Signatures authenticated this _____ day of _____, 20____.

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

WEHNER LAW OFFICE

Attorney Richard Wehner

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF Fond Du Lac } ss.

Personally came before me this _____ day of _____, the above named CMR Properties, LLC, by Mary E. Rhein, member to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

* Boyd Beredine
Notary Public Fond Du Lac County, Wis.

My Commission is permanent. (If not, state expiration date: 4-12-2015)

After Recording Return To:

American Bank
676 W. Johnson Street, P.O. Box 1077
Fond Du Lac, WI 54935

Parcel Identifier Number:

146-1317-1534-008

DOCUMENT # 1180801

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

June 18, 2012 12:29 PM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 16



MORTGAGE

[Space Above This Line For Recording Data]

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 14, 2012, together with all Riders to this document.

(B) "Borrower" is Teresa M. Flasch, Single woman.

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is American Bank.
Lender is a Corporation organized and existing under the laws of Wisconsin. Lender's address is 676 W. Johnson Street, P.O. Box 1077, Fond Du Lac, WI 54935.
Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated June 14, 2012. The Note states that Borrower owes Lender Eighty Seven Thousand Two Hundred and 00/100

Dollars (U.S. \$87,200.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 1, 2042.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all riders to this Security Instrument that are executed by Borrower. The following riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] _____ |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

in the _____ **County** _____ of _____ **Dodge** _____ :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

The North 1/2 of Lot 6, in Block Lettered "E" of the Original Plat of Village of Lomira, County of Dodge, State of Wisconsin.

which currently has the address of _____ **601 Milwaukee Street** _____
[Street]
_____ **Lomira** _____, Wisconsin _____ **53048-9521** _____ ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by

REAL ESTATE MORTGAGE
(Use For Consumer or Business Transactions)

Teresa M Flasch

("Mortgagor," whether one or more), whose address is
N9685 County Rd W, Campbellsport, WI 53010
mortgages, conveys, assigns, grants a security interest in and warrants to
American Bank
676 W Johnson St, Fond Du Lac, WI 54935
("Lender") in consideration of the sum of
Ten Thousand Nine Hundred and 00/100
Dollars
(\$ 10,900.00), loaned or to be loaned to Teresa M. Flasch

("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or
agreement(s) dated June 14, 2012

the real estate described below, together with all privileges, hereditaments, easements and
appurtenances, all rents, leases, issues and profits, all claims, awards and payments made
as a result of the exercise of the right of eminent domain, all existing and future
improvements and all goods that are or are to become fixtures (all called the "Property") to
secure the Obligations described in paragraph 5, including, but not limited to, repayment of
the sum stated above plus certain other debts, obligations and liabilities arising out of past,
present and future credit granted by Lender. **SINCE THIS MORTGAGE SECURES ALL
OBLIGATIONS DESCRIBED IN PARAGRAPH 5, IT IS ACKNOWLEDGED AND AGREED
THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A
DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.**

☐ If checked here, and not in limitation of paragraph 5, this Mortgage is also given to
secure all sums advanced and re-advanced to Borrower by Lender from time to time under
the revolving credit agreement between Borrower and Lender described above.

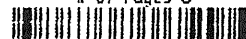
1. **Description of Property.** (This Property is the homestead of Mortgagor.)
The North 1/2 of Lot 6, in Block Lettered "E" of the Original Plat of Village of Lomira, County of Dodge, State of Wisconsin.

DOCUMENT # 1180802

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

June 18, 2012 12:29 PM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 3



Recording Area

Name and Return Address
American Bank

676 W Johnson St P O Box 1077
Fond Du Lac, WI 54936-1077

146-1317-1534-008

Parcel Identifier No.

- ☐ If checked here, description continues or appears on attached sheet(s).
☐ If checked here, this Mortgage is a construction mortgage.
☐ If checked here, Condominium Rider is attached.

2. **Title.** Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current
taxes and assessments not yet due and Mortgage Dated June 14, 2012 in the amount of \$87,200.00 to American Bank

3. **Escrow.** Interest will be paid on escrowed funds if an escrow is required under paragraph 8(a).

4. **Additional Provisions.** This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.



Parcel/Pin Number 146-1317-1534-008
Tax Year 2012, Last Updated 01/01/2013

[2012](#) [2011](#) [2010](#) [2009](#) [2008](#) [2007](#) [2006](#) [2005](#) [2004](#) [2003](#)

2012 Recording Information (Does Not Include Mortgages)			
Property Address	601 S MILWAUKEE ST LOMIRA		
Instrument	1180800	1175026	1171975
Document Type	DEED- WARRANTY	DEED- WARRANTY	DEED-SHERIFFS
Recorded Date	06/18/2012	02/29/2012	12/27/2011
Document Date	06/14/2012	02/03/2012	11/30/2011
Transfer Tax*	\$327.00	Not Available	Not Available

*Transfer Tax is calculated at \$3 per \$1000 of the sales price.

Current year assessment information may be subject to change due to continuous data entry or may be changed by assessor at Open Book or Board of Review proceedings. Assessments are not finalized until the Board of Review has met. For further information or verification, please contact the local assessor (provide link to assessor's page or the Register of Deeds (Email rod@co.dodge.wi.us), Telephone 920.386.3720

[General](#)
[Assessment](#)
[Tax](#)
[Zoning](#)
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[Map Guide](#)
[Print Summary](#)
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Knight|Barry Title, Inc.
400 Wisconsin Ave
Racine, WI, 53403
Tel: (262) 633-2479
Fax: (262) 633-4928
www.knightbarry.com

IL: Chicago, Crystal Lake MI: Menominee
MN: Minneapolis WI: Appleton, Brookfield,
Delafield, Fitchburg, Fond du Lac, Green
Bay, Hartland, Kenosha, Lake Geneva,
Madison, Milwaukee, Pewaukee, Port
Washington, Racine, Sheboygan, Sun
Prairie, Waupaca, Wauwatosa, West Bend,
Whitefish Bay.

Endorsement

*New owner
as of
4/30/14*

File Number: Update 5-120073 (KBT File No. X715142)

Project No. 3364-03-01

Dated: May 1, 2014

New Effective Date: April 15, 2014

Title Vested: Teresa M. Flasch

Taxes: Taxes for the year 2013 in the amount of \$2,456.15 and all prior years are paid.

Property Address: 601 S. Milwaukee Street

Tax Key No: 146-1317-1534-008

* New Items since January 4, 2013

1. Easements, restrictions and other matters shown on the Transportation Project Plat No. 3364-03-22-4.03, recorded August 6, 2013, as Document No. 1200789.

Copy of Document No. 1200789 is attached.

Issued by Knight Barry Title Services, Inc., agent for Stewart Title Insurance Company

4

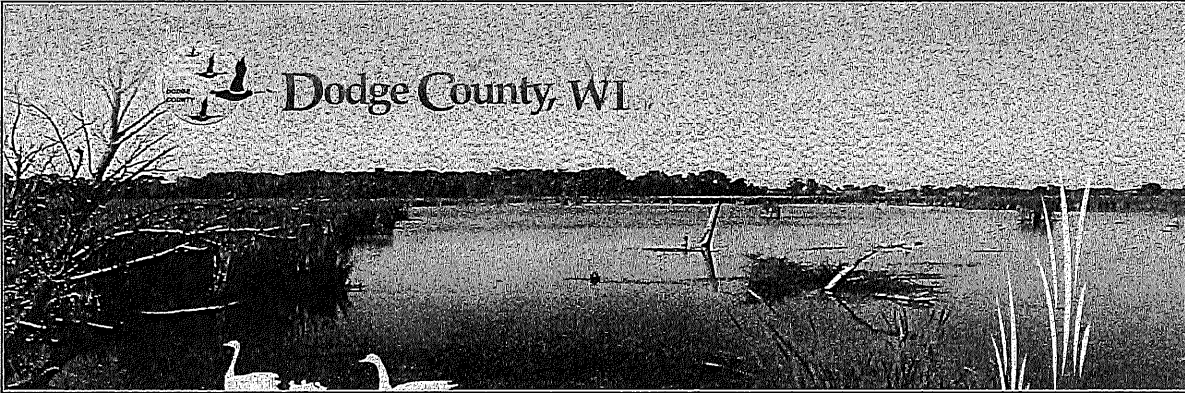
DODGE COUNTY

FILE NAME : P:\LKQ\W18DOT\A11*0319*102 SYH 175\GRAPHICS\040100.PP.DOT

3384-03-22-4.00

3384-03-22-4.00

3384-03-22-4.00



New owner - need new updates

Parcel/Pin Number 146-1317-1534-008
Tax Year 2014, Last Updated 08/08/2014

2014 2013 2012 2011 2010 2009 2008 2007 2006 2005 2004 2003

2014 Recording Information (Does Not Include Mortgages)			
Property Address	601 S MILWAUKEE ST LOMIRA		
Instrument	1209801	1180800	1175026
Document Type	DEED-WARRANTY	DEED-WARRANTY	DEED-WARRANTY
Recorded Date	04/30/2014	06/18/2012	02/29/2012
Document Date	Not Available	06/14/2012	02/03/2012
Transfer Tax*	\$375.00	\$327.00	Not Available

*Transfer Tax is calculated at \$3 per \$1000 of the sales price.

Current year assessment information may be subject to change due to continuous data entry or may be changed by assessor at Open Book or Board of Review proceedings. Assessments are not finalized until the Board of Review has met.

For further information or verification, please contact the local assessor or the Register of Deeds: Email rod@co.dodge.wi.us / Telephone 920.386.3720

General Assessment Tax Zoning Parcel Map **MAP GUIDE** Print Summary

New Search Glossary Feedback

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Where is current owner deed

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

This Deed, made between
Brian J. Moen and Kimberly A. Moen, husband and wife, Grantor,
and

Joseph A. Rantanen, Grantee. ✓

Grantor, for a valuable consideration, conveys to Grantee the following
described real estate in Dodge County, State of Wisconsin (the "Property") (if
more space is needed, please attach addendum):

The North 1/2 of Lot 6, in Block Lettered "E" of the Original Plat of
Village of Lomira, County of Dodge, State of Wisconsin.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except
municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal
services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 31st day of JANUARY, 2006.

*

*

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____.

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Catherine P. Spahr

(Signatures may be authenticated or acknowledged. Both are not necessary.)

DOCUMENT# 1084657

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

FEB. 06, 2007 AT 09:59AM

Chris Plawasch

CHRIS PLAWASCH - Registrar

Fee Amount: \$11.00

Transfer Fee: \$353.20



Recording Area

Name and Return Address

Joseph A. Rantanen

601 S. Milwaukee St.

Lomira, WI 53048

146-1317-1534-008

Parcel Identification Number (PIN)

This is homestead property

Brian J. Moen
* BRIAN J. MOEN
Kimberly A. Moen
* KIMBERLY A. MOEN

ACKNOWLEDGMENT

STATE OF WISCONSIN)

Milwaukee ^{WB} Dodge) ss.
County)

Personally came before me this 31st day of
January, 2006, the above named
Brian J. Moen and Kimberly A. Moen

to me known to be the person(s) who executed this foregoing
instrument and acknowledged the same.

Henry L. Phillips
* HENRY L. PHILLIPS
Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date.)
12/2/08

* Names of persons signing in any capacity must be typed or printed below their signature.
WARRANTY DEED

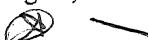
FORM No. 1 - 2000

INFO-PRO (800)655-3021 www.infoforms.com STATE BAR OF WISCONSIN


000096

SHERIFF'S DEED ON
FORECLOSURE
10 CV 1206
TITLE OF DOCUMENT

Document Number

WHEREAS, pursuant to a judgment of foreclosure and sale rendered in the Circuit Court of Dodge, Wisconsin, in an action between, U.S. Bank, National Association as servicer for U.S. Bank N.A., plaintiff and Joseph A. Rantanen, defendant(s), and after due advertisement, the mortgaged premises hereinafter described was sold on November 23, 2011 to the plaintiff's assignee, Federal National Mortgage Association, for the sum of \$131,853.33. 

AND WHEREAS, the said purchaser, plaintiff's assignee, Federal National Mortgage Association, is now entitled to a conveyance according to law, NOW THEREFORE, the undersigned conveys to plaintiff's assignee, Federal National Mortgage Association, the tract of land in Dodge County, Wisconsin as described below.


Sheriff Todd Nehls

Date: 11-30-11

STATE OF WISCONSIN
Dodge COUNTY

On 11-30-11 before me came Sheriff Todd Nehls known to be the individual and officer described in said document and who executed the above conveyance and acknowledged that he executed the same for such sheriff, for the uses and purposes therein set forth.


Print Name: Debra L. Kaul
Notary Public, State of Wisconsin

My commission expires: 4-21-13
This instrument was drafted by Scott D Nabke
165 Bishops Way, Suite 100
Brookfield, WI 53005

LEGAL DESCRIPTION

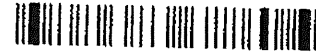
The North 1/2 of Lot 6, in Block Lettered "E" of the Original Plat of Village of Lomira, County of Dodge, State of Wisconsin.

DOCUMENT # 1171975

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

December 27, 2011 10:35 AM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 1
Fee Exempt per: 77.25 (14)



Record this document with the Register of Deeds

Name and Return Address
Blommer Peterman S.C.
165 Bishops Way, Suite 100
Brookfield, WI 53005

146-1317-1534-008

Parcel Identification Number (PIN)



087

DOCUMENT NO.	STATE BAR OF WISCONSIN FORM 6 SPECIAL WARRANTY DEED
--------------	--

THIS DEED made between Federal National Mortgage Association ("Grantor," whether one or more) and CMR Properties, LLC, ("Grantee" 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 DODGE County, State of Wisconsin ("Property"):

The North 1/2 of Lot 6, in Block Lettered "E" of the Original Plat of Village of Lomira, County of Dodge, State of Wisconsin.

For Information Purposes Only
601 South Milwaukee Street
Lomira, WI 53048

EXEMPT FROM TRANSFER FEE AND FORM 77.25(2)

DOCUMENT # 1175026

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

February 29, 2012 12:39 PM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 1



RETURN TO

CMR Properties, LLC

10588 Hwy 4
Brownsville WI
53006

Tax Parcel No.: 146.1317.1534.8

This is not homestead property

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances arising by, through or under Grantor, except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and further except the 2012 real estate taxes.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$72,000.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$72,000.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

Dated this 3 day of February, 2012

Federal National Mortgage Association

By: James M. Peterman
James M. Peterman
SBN: 1016476

For: Blommer Peterman, S.C. as Attorney-in-Fact for FNMA

AUTHENTICATION

Signature authenticated February 3, 2012.

Name: James W. Ramseyer
James W. Ramseyer

MEMBER STATE BAR OF WISCONSIN SBN 1003705

THIS INSTRUMENT WAS DRAFTED BY
Deborah A. Blommer

*Names of persons signing in any capacity should be typed or printed below their signatures.

File No.: 107752

ACKNOWLEDGMENT

STATE OF WISCONSIN)
ss.
COUNTY OF _____

Personally came before me this _____ day of _____
_____, the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

* Colleen Kontney

Notary Public, State of Wisconsin
My Commission expires: _____

0808

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 2
WARRANTY DEED

DOCUMENT # 1180800

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

June 18, 2012 12:29 PM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 1
Transfer Fee \$327.00



CMR Properties, LLC

Teresa M. Flasch A Single Person conveys and warrants to
the following described
real estate in **DODGE** County, State of Wisconsin:

The North ½ of Lot 6, in Block Lettered "E" of the Original Plat of Village of
Lomira, County of Dodge, State of Wisconsin.

RETURN TO

Teresa M. Flasch
601 S. Milwaukee St.
Lomira, WI 53048

Tax Parcel No: 146-1317-1534-008

268

This is not homestead property.

Exception to warranties: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and further except 2012 real estate taxes.

Dated this 14th day of June, 2012.

CMR Properties, LLC

Mary E. Rhein
By Mary E. Rhein, Member

AUTHENTICATION

Signatures authenticated this _____ day of _____,
20____.

*
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

WEHNER LAW OFFICE

Attorney Richard Wehner

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF Fond Du Lac

SS.

Personally came before me this _____ day of _____, the above named **CMR Properties, LLC**, by **Mary E. Rhein**, member to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

* Boggs Benedict
Notary Public Fond Du Lac County, Wis.

My Commission is permanent. (If not, state expiration date: 4-12-2015)