

NICOLET TITLE, LLC
1497 Sixth St.
GREEN BAY, WI 54304
PHONE: (920)347-6988
FAX: (920) 593-3909

DATE: April 4, 2017

NICOLET FILE NO: L9021-1104

DOT PROJECT NO: 4140-19-00 Parcel 82

TITLE SEARCH REPORT

1. CURRENT OWNER(S): R & V Enterprises, Inc.
 2. OWNER'S MAILING ADDRESS: P.O. Box 588, Fish Creek, WI 54212
 3. ALL OTHER PARTIES OF INTEREST: None
 4. PROPERTY ADDRESS: 4149 Main St.
 5. TAX IDENTIFICATION NUMBER: 014-600001
- LIST OF ACTIVE MORTGAGES: None of record
7. LIST OF JUDGMENTS, TAX LIENS (PROPERTY-STATE-FEDERAL) AND UCC'S: None
 8. LEGAL DESCRIPTION: Unit 1, Olde Station Shops Condominium, in the Town of Gibraltar, Door County, Wisconsin.

9. LIST OF EASEMENTS, ETC: Conditions, Covenants, Restrictions and Easement for Olde Station Shops Condominium, as described in Volume 548 Records, page 333.

Cross-Easement as described in Volume 448 Records, page 991, and Amended Cross Easement as described in Volume 478 Records, page 192.

Groundwater Use Restriction as described in Volume 733 Records, page 885.

SEE L9021-1103 FOR COPIES OF THE ABOVE DOCUMENTS.

NOTE: There is a Termination recorded as Document No. 779413, in the Matter of the Estate of William Reinhard assigning interest in the property to Nedra Reinhard.

There is a Termination recorded as Document No. 780561, in the Matter of the Estate of William Van Laanen assigning interest in the property to Lynne Van Laanen.

10. PROPERTY TAX INFORMATION:

2016 TAX AMOUNT: 972.85

2016 TAX PAYMENT STATUS: PAID
DELINQUENCIES: None

ASSESSED VALUE LAND: \$54,300.00

ASSESSED VALUE IMPROVEMENTS: \$44,400.00

11. INFORMATION EFFECTIVE DATE: March 29, 2017

A handwritten signature in black ink, appearing to read 'Richard Nelson', is written over a horizontal line.

Richard Nelson-Authorized Signature

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number _____

Document Name _____

THIS DEED, made between Nedra L. Reinhard, a widow and Lynne Van Laanen,
a widow

("Grantor," whether one or more), and R & V Enterprises, Inc., a Wisconsin
Corporation

("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 Door _____ County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Units 1, 2 & 3 of Old Station Shops Condominium as in declaration recorded in Vol. 548 of records, page 333 Document #532097. All located in in Section 29, Township 31 Range 27, Town of Gibraltar, Door County, Wisconsin.

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, easements and restrictions of record, and rights of the public in roadway.

Dated October 4, 2016

Nedra L. Reinhard
* Nedra L. Reinhard

(SEAL)

* Lynne Van Vaanen

Lynne Van Laanen
(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Nedra L. Reinhard and Lynn Van Laanen

ACKNOWLEDGMENT

STATE OF _____)
) ss.
 _____)
COUNTY)

authenticated on October 4, 2016

Robert A. Ross
* Robert A. Ross

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by Wis. Stat. § 706.06)

Personally came before me on _____,
the above-named _____,

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

THIS INSTRUMENT DRAFTED BY:

Robert A. Ross, Ross Estate Planning
Sturgeon Bay, Wisconsin

My commission (is permanent) (expires: _____)

* Notary Public, State of _____

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

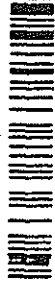
©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

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DOC#: 799578



Recorded
OCT. 20, 2016 AT 12:54PM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount Paid: \$30.00
Transfer Fee Paid: \$866.40
WHZ: W-3

Tract Indexed

Recording Area

Name and Return Address

Ross Estate Planning
218 North 14th Avenue
Sturgeon Bay, WI 54235

ENV

014-60-0001

014-60-0002

014-60-0003

Parcel Identification Number (PIN)

This is not _____ homestead property.
(is) (is not)

532088
RECORDED
Time... 1:35 PM...
APR 6 1994
Municipal Ordinance
OFFICE OF THE
COUNTY CLERK

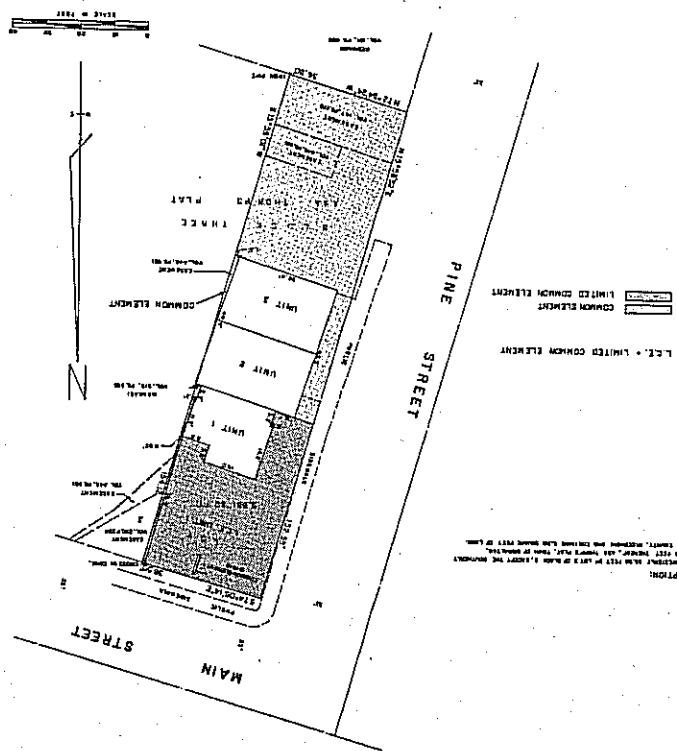
Page 1 of 2

27
BAY STEW & BAKING SUPPLIES, LTD.
LAND SURVEYING
228 SO. 4TH AVE. ST. LOUIS, MO.
27

JOHN EDWIN F. WILSON
for
REINHARD B. VAN LAMEROOMER

[illegible]

230611813 2004 JAN 25

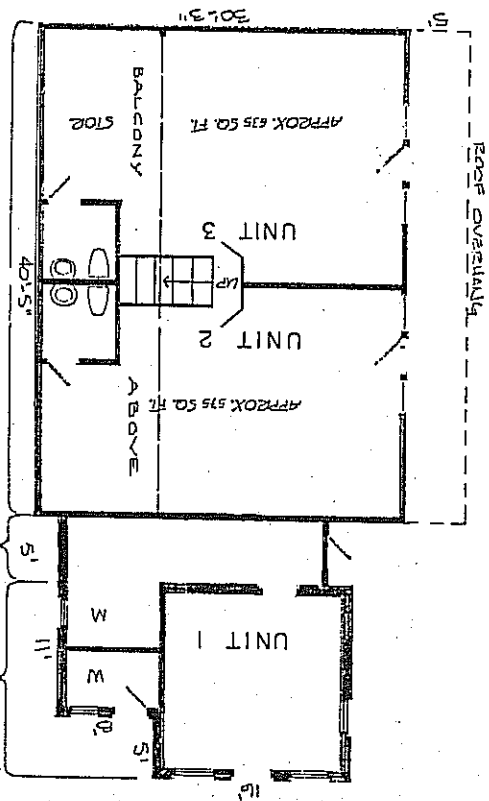


DESCRIPTION: THE WEATHER WAS WET AND WINDY AT THE TIME OF THE ACCIDENT. THE ROAD WAS WET AND SLIPPERY. THE VEHICLE WAS TRAVELING AT A SPEED OF 40 MPH AT THE TIME OF THE ACCIDENT. THE VEHICLE WAS TRAVELING IN THE WEST LANE OF THE ROAD AT THE TIME OF THE ACCIDENT. THE VEHICLE WAS TRAVELING IN THE WEST LANE OF THE ROAD AT THE TIME OF THE ACCIDENT.

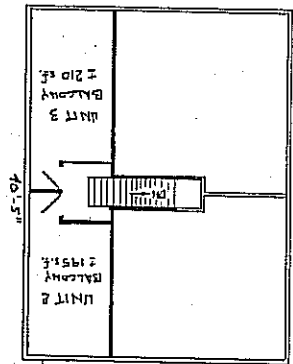
532095

Hanger 27 Page 9

FLOOR PLAN



5ECOND FLOOR
PLAN



EXISTING BLDG.
EXTENSIVE TO
REMAIN UNALTERED

Page 2 of 2

OLDE STATION SHOPS CONDOMINIUM
LOCATED IN LOT 3, BLOCK 3, ASA THOMP'S PLAT, TOWN OF GIBBALTAN,
DOOR COUNTY, WISCONSIN

DOOR COUNTY TREASURER

03/30/2017

2016 TAX BILL

014 600001 R

4149 MAIN ST

R & V ENTERPRISES
 INC
 PO BOX 588
 FISH CREEK WI 54212
 Bill#: 3357 Desc: OLDE STATION SHOPS CONDO
 UNIT 1 AS IN DECLARATION
 ACRES: RECORDED V.548 PG.333
 Sch#: 2114 SEC. 29-31-27
 Voc#: 1300

Type Desc. Land Improvements E.F.M.V.
 L2 COMMERCIAL 54300 44400 99600
 Doc# 799578; 780561

708 FISH CREEK - 1 Util.Dist.Tax: RE Tax: 992.31 RE+Util Paid: 972.85
 801 BID DIST.-GIB. Util.Dist.Tax: Lottery: 36.60 Lottery Used:
 Frst Dollar 19.46
 Cr:

First Half: 486.43 TOTAL TAX: 992.31 TOTAL PAID: 972.85
 Second Half: 486.42 BALANCE DUE: .00

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DELINQUENT TAX AMOUNTS BY YEAR

CURRENT	YEAR	TAX DUE	INT/PEN DUE	TOTAL DUE	PRIOR YEARS TOTAL DUE AS OF 03/30/2017
					0.00

** NO DELINQUENT TAXES DUE **

CLOSE WINDOW

