

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: L9021-1105

DOT PROJECT NO: 4140-19-00 Parcel 83

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: 014-600002

LIST OF ACTIVE MORTGAGES: None of record

7. LIST OF JUDGMENTS, TAX LIENS (PROPERTY-STATE-FEDERAL) AND UCC'S: None

8. LEGAL DESCRIPTION: Unit 2, 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: \$949.74

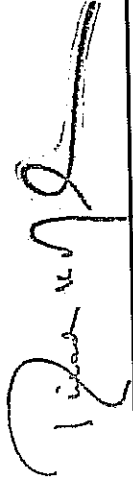
2016 TAX PAYMENT STATUS: PAID

DELINQUENCIES: None

ASSESSED VALUE LAND: \$54,300.00

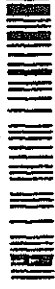
ASSESSED VALUE IMPROVEMENTS: \$42,100.00

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

DOC#: 799578


 State Bar of Wisconsin Form 1-2003
WARRANTY DEED

 Recorded
 OCT. 20, 2016 AT 12:54PM

Document Number _____ Document Name _____

 CAREY PETERSILKA
 REGISTER OF DEEDS
 DOOR COUNTY, WI

 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.

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)

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 (SEAL)

 * Nedra L. Reinhard

 * Lynne Van Vaanen

(SEAL)

(SEAL)

AUTHENTICATION

 Signature(s) Nedra L. Reinhard and Lynne 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

 * Notary Public, State of

My commission (is permanent) (expires: _____)

(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

*Type name below signatures.

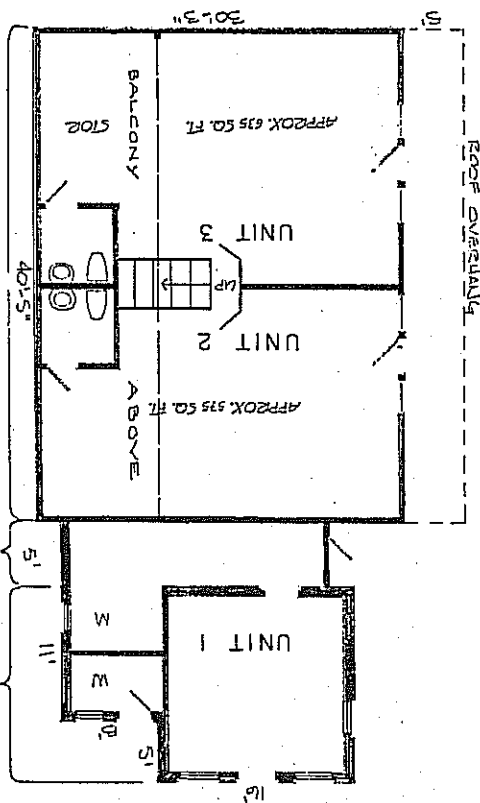
FORM NO. 1-2003

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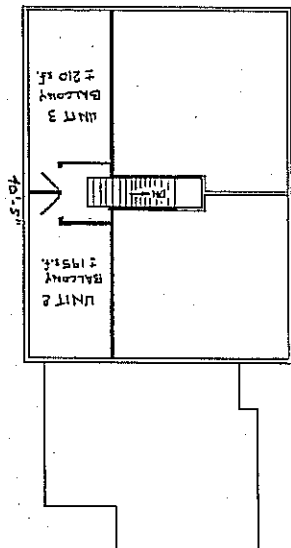
532098

Hanger 27 Page 9

FLOOR PLAN



5ECOND FLOOR
PLAN



EXISTING BLDG.
EXTERIOR TO
REMAIN UNALTERED

CONNECTING LINK

Page 2 of 2

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

0000 COUNTRY, ADDRESS

DOOR COUNTY TREASURER

03/30/2017

2016 TAX BILL

014 600002 R

4149 MAIN ST

Bill#: 3358 Desc: OLDE STATION SHOPS CONDO

R & V ENTERPRISES

UNIT 2 AS IN DECLARATION

INC

RECORDED V.548 PG.333

PO BOX 588

Sch#: 2114

SEC. 29-31-27

FISH CREEK WI 54212

Voc#: 1300

Doc# 799578; 780561

Type Desc.

Land

Improvements

E.F.M.V.

L2 COMMERCIAL

54300

42100

97300

RE Tax: 969.20 RE+Util Paid: 949.74

Lottery: 36.60 Lottery Used:

First Dollar

Cr:

19.46

708 FISH CREEK - 1 Util.Dist.Tax:

801 BID DIST.-GIB. Util.Dist.Tax:

First Half: 474.87 TOTAL TAX: 969.20 TOTAL PAID: 949.74

Second Half: 474.87 BALANCE DUE: .00

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DELINQUENT TAX AMOUNTS BY YEAR

CURRENT

PRIOR YEARS TOTAL DUE AS OF 03/30/2017 0.00

YEAR	TAX DUE	INT/PEN DUE	TOTAL DUE
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** NO DELINQUENT TAXES DUE **

CLOSE WINDOW

