

LETTER REPORT OF TITLE

File Number: F515095L



Port Abstract & Title LLC
123 S 6th Ave
West Bend, WI 53095
262-335-2999
Fax:262-335-3966

Refer Inquiries to: Joe Nemith (jnemith@knightbarry.com)
Completed on:5/26/10 7:16 am
Last Revised on:4/28/14 10:26 am
Printed on:4/28/14 10:26 am

Applicant Information

Ruth Johnson
Wisconsin Dept of Transportation - Project #1440-15-22
944 Vanderperrin Way
Green Bay, WI 54304

Sales Representative:Craig Haskins

Property Information

(Note: values below are from the tax roll)

Owner(s) of record:Raymond B. Halbur and Rae Nell Halbur

Property address:Lands along State Trunk Highway 23, WI

Land value: \$18,700.00

Improvement value: \$143,100.00

Total value: \$161,800.00

Fair market value: \$161,800.00

Legal description: The Northwest ¼ of the Southwest ¼ of Section 10, Township 15 North of Range 18 East, in the Town of Empire, Fond du Lac County, Wisconsin, EXCEPTING THEREFROM land conveyed to the State of Wisconsin for highway purposes as recorded in Volume 588 of Records on Pages 48 and 49 and in Volume 588 of Records on Pages 50 and 51, ALSO EXCEPTING THEREFROM land conveyed to the State of Wisconsin for highway purposes as recorded in Volume 754 of Records on Pages 857 and 858 and in Volume 754 of Records on Pages 859 and 860. AND ALSO: The West ½ of the Northeast ¼ of the Southwest ¼ of Section 10, Township 15 North, Range 18 East, Town of Empire, Fond du Lac, County, Wisconsin, EXCEPTING THEREFROM land conveyed to the State of Wisconsin for highway purposes as recorded in Volume 754 of Records on Pages 857 and 858 and in Volume 754 of Records on Pages 859 and 860.

Tax Key No: T08-15-18-10-10-001-00 and T08-15-18-10-09-002-00

Mortgages, Judgments, Liens, Taxes

1. This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. It also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.
2. Taxes for the year 2013 in the amount of \$2,653.27 are being paid on a payment plan. The balance due is \$1,381.56. All installments that are due have been paid and there are no delinquent balances. (For Tax Key No. T08-15-18-10-10-001-00)
3. Taxes for the Year 2013 in the amount of \$71.64, and all prior years are paid. (For Tax Key No. T08-15-18-10-09-002-00)
4. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
5. Easements and rights of Access as contained in Deed and other matters contained in the instrument recorded July 10, 1968 in Volume 588, Page 48 as Document No. 232742.
6. Easements and Rights of Access as contained in Deed and other matters contained in the instrument recorded July 10, 1968 in Volume 588, Page 50 as Document No. 232743.



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7. Easements and Rights of Access as contained in Deed and other matters contained in the instrument recorded May 12, 1977 in Volume 754, Page 857 as Document No. 321817 .
8. Easements and Rights of Access as contained in Deed and other matters contained in the instrument recorded May 12, 1977 in Volume 754, Page 859 as Document No. 321818 .
9. Easement and other matters contained in the instrument recorded March 13, 1969 in Volume 601, Page 371 as Document No. 238403 .
10. Right-of-Way Grant and other matters contained in the instrument recorded October 29, 1998 in Volume 1028, Page 645 as Document No. 484639 .
11. Cost Share Agreement and other matters contained in the instrument recorded June 14, 1994 in Volume 1188, Page 115 as Document No. 557695 .
12. Pipeline Easement and other matters contained in the instrument recorded January 22, 2008 as Document No. 909224 .
13. Conveyance of Rights in Land and other matters contained in the instrument recorded March 30, 1988 in Volume 968, Page 462 as Document No. 450463 . Re-recorded April 6, 1988 in Volume 968, Page 929, as Document No. 450731.
14. Transportation Project Plat No. 1440-15-01 and other matters contained in the instrument recorded April 29, 2010 in Volume 17, Page 32 as Document No. 958066 .
15. Easements, restrictions and other matters shown on the Transportation Project Plat No. 1440-15-22-4.01, recorded September 26, 2011, as Document No. 986143.
16. Mortgage from Raymond B. Halbur and Rae Nell Halbur a/k/a Rae Nell F. Halbur, husband and wife to Badgerland Financial, ACA in the amount of \$105,000.00 dated January 13, 2010 and recorded January 13, 2010 as Document No. 953206 .
17. Mortgage from Raymond B. Halbur and Rae Nell Halbur a/k/a Rae Nell F. Halbur, husband and wife to Badgerland Financial, FLCA in the amount of \$890,000.00 dated January 13, 2010 and recorded January 13, 2010 as Document No. 953205 .

Other Matters and Footnotes

This is intended for the purposes of causing the subject premises to become a public right of way for road purposes. Consult the Company before using for any other purposes.

Copy of Document No. 986143 is attached.

Recordable documents must be delivered to the address shown on the top of this report.

In accordance with applicant's request, we have made a search of the records in the various public offices of Fond du Lac County, and find (i) title to the property described above to be in the owner or owners of record set forth above and (ii) no change of record affecting such property, since the above-mentioned owners of record took title through 4/17/14 at 8:00 am , the effective date of this report, except those matters shown above .

Please read the "Terms and Conditions - Letter Report of Title" set forth on the Knight Barry Title Group website at www.knightbarry.com/termsletterreport (the "Terms and Conditions"). By accepting this Letter Report of Title, you represent that you have read and understand the Terms and Conditions and that you agree to be bound by the Terms and Conditions. The Knight Barry Title Group reserves the right to update the Terms and Conditions as necessary - it is your responsibility to review them periodically.



Owner(s):

HALBUR, RAYMOND B
HALBUR, RAE NELL

Location:

NW-SW, Sect. 10, T15N, R18E

Mailing Address:

RAYMOND B HALBUR, RAE NELL HALBUR
W3704 STATE ROAD 23
FOND DU LAC, WI 54937

School District:

1862 - FOND DU LAC SCHOOL

Tax Parcel ID Number:

T08-15-18-10-10-001-00

Tax District:

20016-TOWN OF EMPIRE

Status:

Active

Acres:

39.2100

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

S10 T15N R18E NW 1/4 SW 1/4 EXC HWY REC V754-857&859 (V984-191) 39.21A

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

1 Lottery credit claimed effective 1/1/2010

Print tax bills:

2010 2011 2012 2013

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Total Due	Paid to Date	Current Due	Interest	Penalty	Total Payoff
2009	\$2,452.83	\$1,191.31	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$2,623.67	\$2,623.67	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$2,650.52	\$2,650.52	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$2,649.61	\$2,649.61	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$2,653.27	\$1,271.71	\$1,381.56	\$0.00	\$0.00	\$1,381.56
Total						\$1,381.56

Interest and Penalty are computed for payments postmarked no later than 4/30/2014.

TOWN OF EMPIRE
CAROL MERRILL TREASURER
N6664 RICHARDS RD
FOND DU LAC WI 54937



FOND DU LAC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2013
REAL ESTATE

HALBUR, RAYMOND B
RAE NELL HALBUR

Parcel Number: T081518101000100
Bill Number: 187865

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 10, T15N, R18E
S10 T15N R18E NW 1/4 SW 1/4 EXC HWY REC V754-857&859
(V984-191) 39.21A

39.210 ACRES

187865/T081518101000100
RAYMOND B HALBUR
RAE NELL HALBUR
W3704 STATE ROAD 23
FOND DU LAC WI 54937

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASST. RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX
18,700	143,100	161,800	1.066042972	0.01747610	2653.27
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
See Reverse, Use Value Assessment				237.38	
TAXING JURISDICTION	2012 EST. STATE AIDS ALLOCATED TAX DIST.	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2012 NET TAX	2013 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	26.25	25.76	-1.9%
FOND DU LAC COUNTY	185,128	187,079	944.28	949.32	0.5%
TOWN OF EMPIRE	195,383	197,586	321.93	322.07	0.0%
FOND DU LAC SCHOOL	3,327,050	3,379,486	1,272.70	1,292.35	1.5%
MORAINÉ PARK TECH	47,483	45,896	238.34	238.13	-0.1%
TOTAL	3,755,044	3,810,047	2,803.50	2,827.63	0.9%
FIRST DOLLAR CREDIT			-64.28	-64.50	0.3%
LOTTERY AND GAMING CREDIT			-89.61	-109.86	22.6%
NET PROPERTY TAX			2,649.61	2,653.27	0.1%
TOTAL DUE: \$2,653.27 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2014 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					
PAY 1ST INSTALLMENT OF:	\$1,271.71	PAY 2ND INSTALLMENT OF:	\$1,381.56	PAY FULL AMOUNT OF:	\$2,653.27

PAY 1ST INSTALLMENT OF: \$1,271.71

BY JANUARY 31, 2014

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF EMPIRE
CAROL MERRILL TREASURER
N6664 RICHARDS RD
FOND DU LAC WI 54937

PIN# T081518101000100
HALBUR, RAYMOND B
BILL NUMBER: 187865



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: \$1,381.56

BY JULY 31, 2014

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

FOND DU LAC COUNTY TREASURER
160 SOUTH MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515

PIN# T081518101000100
HALBUR, RAYMOND B
BILL NUMBER: 187865



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: \$2,653.27

BY JANUARY 31, 2014

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF EMPIRE
CAROL MERRILL TREASURER
N6664 RICHARDS RD
FOND DU LAC WI 54937

PIN# T081518101000100
HALBUR, RAYMOND B
BILL NUMBER: 187865



INCLUDE THIS STUB WITH YOUR PAYMENT

4/3/2014

landinfo.fdlco.wi.gov/ascen/PropertyListing/RealEstateTaxParcel/Details/80681

Owner(s):

HALBUR, RAYMOND B
HALBUR, RAE NELL

Location:

NE-SW, Sect. 10, T15N, R18E

Mailing Address:

RAYMOND B HALBUR, RAE NELL HALBUR
W3704 STATE ROAD 23
FOND DU LAC, WI 54937

School District:

1862 - FOND DU LAC SCHOOL

Tax Parcel ID Number:

T08-15-18-10-09-002-00

Tax District:

20016-TOWN OF EMPIRE

Status:

Active

Acres:

19.6500

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

S10 T15N R18E W 1/2 NE 1/4 SW 1/4 EXC HWY REC V754-857&859 (V984-191) 19.65A

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

0 Lottery credit claimed

Print tax bills:

2010 2011 2012 2013

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Total Due	Paid to Date	Current Due	Interest	Penalty	Total Payoff
2009	\$65.49	\$65.49	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$70.11	\$70.11	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$70.88	\$70.88	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$71.05	\$71.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$71.64	\$71.64	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

Interest and Penalty are computed for payments postmarked no later than 4/30/2014.

TOWN OF EMPIRE
CAROL MERRILL TREASURER
N6664 RICHARDS RD
FOND DU LAC WI 54937



FOND DU LAC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2013
REAL ESTATE

HALBUR, RAYMOND B
RAE NELL HALBUR

Parcel Number: T081518100900200
Bill Number: 187864

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 10, T15N, R18E
S10 T15N R18E W 1/2 NE 1/4 SW 1/4 EXC HWY REC
V754-857&859 (V984-191) 19.65A
19.650 ACRES

187864/T081518100900200
RAYMOND B HALBUR
RAE NELL HALBUR
W3704 STATE ROAD 23
FOND DU LAC WI 54937

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 4,100	AVERAGE ASMT. RATIO 1.066042972	NET ASSESSED VALUE RATE (Does NOT reflect credits) 0.01747610	NET PROPERTY TAX 71.64
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 6.02	
See Reverse, Use Value Assessment					
TAXING JURISDICTION	2012 EST. STATE AIDS ALLOCATED TAX DIST.	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2012 NET TAX	2013 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.67	0.65	-3.0%
FOND DU LAC COUNTY	185,128	187,079	23.93	24.06	0.5%
TOWN OF EMPIRE	195,383	197,586	8.16	8.16	0.0%
FOND DU LAC SCHOOL	3,327,050	3,379,486	32.25	32.74	1.5%
MORAINES PARK TECH	47,483	45,896	6.04	6.03	-0.2%
TOTAL	3,755,044	3,810,047	71.05	71.64	0.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			71.05	71.64	0.8%
PAY 1ST INSTALLMENT OF:	\$71.64	PAY 2ND INSTALLMENT OF:	\$0.00	PAY FULL AMOUNT OF:	\$71.64

TOTAL DUE: \$71.64
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2014
Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: \$71.64

BY JANUARY 31, 2014

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF EMPIRE
CAROL MERRILL TREASURER
N6664 RICHARDS RD
FOND DU LAC WI 54937

PIN# T081518100900200
HALBUR, RAYMOND B
BILL NUMBER: 187864



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: \$0.00

BY JULY 31, 2014

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

FOND DU LAC COUNTY TREASURER
160 SOUTH MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515

PIN# T081518100900200
HALBUR, RAYMOND B
BILL NUMBER: 187864



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: \$71.64

BY JANUARY 31, 2014

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF EMPIRE
CAROL MERRILL TREASURER
N6664 RICHARDS RD
FOND DU LAC WI 54937

PIN# T081518100900200
HALBUR, RAYMOND B
BILL NUMBER: 187864



INCLUDE THIS STUB WITH YOUR PAYMENT



Fond du Lac County, WI

Real Estate Records



Document	Name	Legal	Vol/Page	Tax Liens	Results	Detail
986143						

Display Details for Document #986143

986143

Instrument Code: TPP Date Recorded: 9/25/2011 Fees: \$25.00
 Instrument Date: Time Recorded: 3:19 PM Returned: MAIL (REGULAR)
 Verified: YES Adjusted: YES

Detail

Returned To: FILED
 Address 1:
 Address 2:
 City/St/Zip: WI
 Grantor 1: WISCONSIN DEPARTMENT OF TRANSPORTATION Grantor 2: TPP 1440-15-22-4.01
 Grantee 1: NA Grantee 2:
 Comments: TPP 1440-15-22-4.01
 Cartridge: Volume: 17 Page: 76
 Transfer Fee: Mortgage: Exempt Code:
 Deed Tax: MRT: Cons. Fee:
 Reference: Ref Inst: Ref Vol/Page:

Image

Image

Legal

Grantor

Grantee

Transfer

Deed

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InfoBox

Notice

You are logged in as Tracy Kattar.

You have completed 35 transactions during this session.

Log Out

Notable Dates

Abs Posted Thru Date
 04/18/2014
 Abs Verified Thru Date
 04/18/2014
 Abs Index Begin Date
 01/03/1989
 Abs Image Begin Date
 01/03/1989
 Abs Image Thru Date
 04/23/2014

Version: 15.2.173

