



Knight Barry Title Services LLC
69 S Main Street
Fond du Lac, WI 54935
920-322-1222
Fax:920-322-1224

Refer Inquiries to: Candace Richter (candace@knightbarry.com)
Completed on:5/26/10 7:16 am
Last Revised on:7/10/19 12:32 pm
Printed on:7/10/19 12:32 pm

Applicant Information

Sheila Laing
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)

Effective Date: 06/10/2019 at 8:00 am

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

Property address:Lands along State Trunk Highway 23, WI (Note: Please see included tax bill for mailing address.)

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 / Leases / Land Contracts / UCC

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 .

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 .

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 \$1,125,000.00 dated October 23, 2015 and recorded October 26, 2015 as Document No. 1059855.

Subordination Agreement recorded November 9, 2015 as Document No. 1060560 makes the mortgage described as Document No. 1059855 SUPERIOR to the mortgage described as Document No. 953206.

Easements / Restrictions & Other Encumbrances

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.

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 .

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 .

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 .





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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 .

Easement and other matters contained in the instrument recorded March 13, 1969 in Volume 601, Page 371 as Document No. 238403 .

Right-of-Way Grant and other matters contained in the instrument recorded October 29, 1998 in Volume 1028, Page 645 as Document No. 484639 .

Cost Share Agreement and other matters contained in the instrument recorded June 14, 1994 in Volume 1188, Page 115 as Document No. 557695 .

Pipeline Easement and other matters contained in the instrument recorded January 22, 2008 as Document No. 909224 .

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.

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 .

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.

Judgments / Liens

None

General Taxes

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.

Taxes for the year 2018 in the amount of \$2,497.70 are being paid on a payment plan. The balance due is \$1,319.25. 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)

Taxes for the Year 2017 in the amount of \$2,457.72, and all prior years are paid. (For Tax Key No. T08-15-18-10-09-002-00)

Other Matters

None

Footnotes

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

Copies of Document Nos. NONE are attached.





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In accordance with applicant's request, we have made a search of the records in the various public offices of Fond du Lac County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, and Knight Barry Title Solutions Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



Fond du Lac County
 Ascent Land Records Suite

Access Type: Choose Category:

Public

Real estate property & tax

What do you want to do?

Tax Bills

Help

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Browser Setup Help

Return to search results

Property Summary

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	
Request Mailing Address Change			
Tax Parcel ID Number: T08-15-18-10-10-001-00		Tax District: 20016-TOWN OF EMPIRE	
Alternate Tax Parcel Number:		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.)			

Select Detail -->

Taxes

Make Default Detail

Printer Friendly Page

View Property Info Sheet

View Interactive Map

1 Lottery credit claimed effective 1/1/2010

Print tax bills: 2018 2017 2016 2015 2014 2013 2012 2011 2010

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2018	\$2,497.70	\$1,178.45	\$1,319.25	\$0.00	\$0.00	\$1,319.25
2017	\$2,457.72	\$2,457.72	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$2,500.49	\$2,500.49	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$2,549.35	\$2,549.35	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$2,482.21	\$2,482.21	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$2,653.27	\$2,653.27	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$2,649.61	\$2,649.61	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$2,650.52	\$2,650.52	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$2,623.67	\$2,623.67	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$2,452.83	\$2,452.83	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$1,319.25

If taxes are 3 years or more delinquent, please contact the Treasurer's office for additional fees due. (920) 929-3010

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to June 30, 2019.

Payoff Month:

June

Payoff Year:

2019

Submit

Pay Taxes

Log In

View Disclaimer

TOWN OF EMPIRE TREASURER
W3909 ARTESIAN RD
FOND DU LAC WI 54937-9075

FOND DU LAC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2018
REAL ESTATE

HALBUR, RAYMOND B
RAE NELL HALBUR

Parcel Number: T081518101000100
Bill Number: 520676

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

520676/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 ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
18,700	143,100	161,800	0.911162633	0.01666551 (Does NOT reflect credits)	2497.70
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	285.62
See Reverse, Use Value Assessment					
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
FOND DU LAC COUNTY	221,884	242,927	1,035.65	1,088.25	5.1%
TOWN OF EMPIRE	210,725	209,980	310.94	310.14	-0.3%
FOND DU LAC SCHOOL	4,046,907	4,443,953	1,168.98	1,185.21	1.4%
MORAIN PARK TECH	308,078	322,476	107.30	112.89	5.2%
TOTAL	4,787,594	5,219,336	2,622.87	2,696.49	2.8%
FIRST DOLLAR CREDIT			-60.05	-57.98	-3.4%
LOTTERY AND GAMING CREDIT			-105.10	-140.81	34.0%
NET PROPERTY TAX			2,457.72	2,497.70	1.6%

TOTAL DUE: \$2,497.70

FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2019

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.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
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TOWN OF EMPIRE	13,495	7.23	2037
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PAY 1ST INSTALLMENT OF: \$1,178.45
BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF EMPIRE TREASURER
W3909 ARTESIAN RD
FOND DU LAC WI 54937-9075

PIN# T081518101000100
HALBUR, RAYMOND B
BILL NUMBER: 520676

PAY 2ND INSTALLMENT OF: \$1,319.25
BY JULY 31, 2019

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: 520676

PAY FULL AMOUNT OF: \$2,497.70
BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF EMPIRE TREASURER
W3909 ARTESIAN RD
FOND DU LAC WI 54937-9075

PIN# T081518101000100
HALBUR, RAYMOND B
BILL NUMBER: 520676

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

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Fond du Lac County
 Ascent Land Records Suite

Access Type: Choose Category:

Public

Real estate property & tax

What do you want to do?

Tax Bills

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Return to search results

Property Summary

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	
Request Mailing Address Change			
Tax Parcel ID Number: T08-15-18-10-09-002-00		Tax District: 20016-TOWN OF EMPIRE	
Alternate Tax Parcel Number:		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.)			

Pd full

Select Detail -->

Taxes

Make Default Detail

Printer Friendly Page

View Property Info Sheet

View Interactive Map

0 Lottery credits claimed

Print tax bills: 2018 2017 2016 2015 2014 2013 2012 2011 2010

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2018	\$68.33	\$68.33	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$66.46	\$66.46	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$67.89	\$67.89	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$68.85	\$68.85	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$67.15	\$67.15	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$71.64	\$71.64	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$71.05	\$71.05	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$70.88	\$70.88	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$70.11	\$70.11	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$65.49	\$65.49	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

If taxes are 3 years or more delinquent, please contact the Treasurer's office for additional fees due. (920) 929-3010

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to June 30, 2019.

Pay Taxes

Payoff Month:

June

Payoff Year:

2019

Submit

Log in

View Disclaimer

TOWN OF EMPIRE TREASURER
W3909 ARTESIAN RD
FOND DU LAC WI 54937-9075

FOND DU LAC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2018
REAL ESTATE

HALBUR, RAYMOND B
RAE NELL HALBUR

Parcel Number: T081518100900200
Bill Number: 520675

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

520675/T081518100900200
RAYMOND B HALBUR
RAE NELL HALBUR
W3704 STATE ROAD 23
FOND DU LAC WI 54937

Please inform treasurer of address changes.

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4,100	0	4,100	0.911162633	0.01666551 (Does NOT reflect credits)	68.33
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				7.24	
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
FOND DU LAC COUNTY	221,884	242,927	26.24	27.58	5.1%
TOWN OF EMPIRE	210,725	209,980	7.88	7.86	-0.3%
FOND DU LAC SCHOOL	4,046,907	4,443,953	29.62	30.03	1.4%
MORAIN PARK TECH	308,078	322,476	2.72	2.86	5.1%
TOTAL	4,787,594	5,219,336	66.46	68.33	2.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			66.46	68.33	2.8%

TOTAL DUE: \$68.33

FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2019

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Failure to pay on time. See reverse.

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TOWN OF EMPIRE	13,495	0.18	2037				

PAY 1ST INSTALLMENT OF: \$68.33
BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF EMPIRE TREASURER
W3909 ARTESIAN RD
FOND DU LAC WI 54937-9075

PIN# T081518100900200
HALBUR, RAYMOND B
BILL NUMBER: 520675

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2019

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: 520675

PAY FULL AMOUNT OF: \$68.33
BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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W3909 ARTESIAN RD
FOND DU LAC WI 54937-9075

PIN# T081518100900200
HALBUR, RAYMOND B
BILL NUMBER: 520675

INCLUDE THIS STUB WITH YOUR PAYMENT

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