

Bay Title & Abstract, Inc.

John C. May
President

345 S. Monroe Avenue
Green Bay, WI 54301

Phone 920-431-6100
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TITLE SEARCH REPORT

Wisconsin Dept. of Transportation
Northeast Region
944 Vanderperren Way
Green Bay, WI 54304

LR NO. 68435

ATTN: Ruth Johnson

PROJECT NO: 4075-33-00

A search of the records in the office of the Outagamie County Register of Deeds, Outagamie County Clerk of Courts and Outagamie County Treasurer was conducted on the following:

TRACT DATE: August 24, 2013 at 12:01 a.m.

LEGAL DESCRIPTION:

That part of Private Claim 3, Township Twenty-one (21) North, Range Nineteen (19) East, in the Town of Kaukauna, Outagamie County, Wisconsin, described as follows:

Commencing at the intersection of the Southwest line of said Private Claim with the centerline of Green Bay Road; thence North 33 deg. 23 min. 00 sec. East along the centerline of said road 238.35 feet to the point of beginning; thence North 47 deg. 56 min. 00 sec. West 252.78 feet; thence North 42 deg. 04 min. 00 sec. East 87.94 feet; thence South 47 deg. 56 min. 00 sec. East 239.09 feet to a point on the centerline of Green Bay Road; thence South 33 deg. 23 min. 00 sec. West along the centerline of Green Bay Road 89.00 feet to the point of beginning, reserving the Southeasterly 33.00 feet thereof for roadway purposes.

TAX PARCEL NO. 130047700

PROPERTY ADDRESS: W1286 State Rd. 96, Kaukauna, WI 54130

MAILING ADDRESS: W1286 State Rd. 96, Kaukauna, WI 54130

TITLE VESTS:

James G. Rosin and Pamela J. Rosin, husband and wife by virtue of a Warranty Deed dated May 25, 1988 and recorded May 27, 1988 in Jacket 8496 Records, Image 21 as Doc. No. 937625.

MORTGAGES:

Mortgage executed by James G. Rosin and Pamela J. Rosin, husband and wife to Fox Communities Credit Union in the amount of \$13,600.00, dated January 24, 2013 and recorded February 18, 2013 as Doc. No. 1976202.

EXCEPTIONS:

Rights of the public in that portion of the within described premises lying within the limits of public roads and public rights of way.

Right of Way Grant to Wisconsin Telephone Company recorded in Jacket 3525 Records, Image 33 as Doc. No. 816641.

JUDGMENTS, TAX LIENS AND/OR CONSTRUCTION LIENS:

None of record.

PROPERTY TAXES:

The 2012 Real Estate Taxes in the amount of \$2,003.24 (which consists of \$1,890.55 in general tax and \$112.69 in special tax), less lottery credit of \$85.86 for a balance of \$1,917.38, have been paid.

Assessments:	Land: \$9,000	Improvements: \$115,900	FMV: \$126,751
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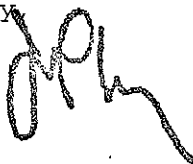
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used as evidence of title in lieu of a certified abstract or title insurance.

Certification is only made for the 60 year time period prior to the effective date stated herein.

No search has been made for special improvement bonds, special assessments, deferred charges for public works.

Thank you for the opportunity to serve your title needs.

Sincerely,



BAY TITLE & ABSTRACT, INC.
John C. May, President

937625

WARRANTY DEED

J 8496 I 21

REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI
RECEIVED AND RECORDED ONClayton G. Weyers and Phyllis J. Weyers,
his wife,

MAY 27 1988

conveys and warrants to James G. Rosin and Pamela J.
Rosin, his wife, as survivorship marital
property,

AT 2 O'CLOCK P.M.

JACKET 8496 IMAGE 21

Grace Harb

RETURN TO

the following described real estate in Outagamie County,
State of Wisconsin:

East WI Saw & Lw.

Tax Parcel No:

That part of Private Claim No. 3, Township 21 North, Range 19 East,
Town of Kaukauna, Outagamie County, Wisconsin, described as follows:

Commencing at the intersection of the Southwest line of said
Private Claim with the centerline of Green Bay Road; thence
N 33 deg. 23' 00" E, along the centerline of said road, 238.35
feet to the point of beginning; thence N 47 deg. 56' 00" W,
252.78 feet; thence N 42 deg. 04' 00" E, 87.94 feet; thence
S 47 deg. 56' 00" E, 239.09 feet to a point on the centerline of
Green Bay Road; thence S 33 deg. 23' 00" W along the centerline
of Green Bay Road, 89.00 feet to the point of beginning,
containing 0.50 acres, more or less, and reserving the
Southeasterly 33.00 feet thereof for roadway purposes.

TRANSFER

\$ 210.00

FEE

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

Exception to Warranties: Restrictions and easements of record.

Dated this 25th day of May, 1988

(SEAL)

Clayton G. Weyers

(SEAL)

Clayton G. Weyers

(SEAL)

Phyllis J. Weyers

(SEAL)

Phyllis J. Weyers

AUTHENTICATION

Signature(s)

authenticated this day of 19

ACKNOWLEDGMENT

STATE OF WISCONSIN

Outagamie County

Personally came before me this 25th day of
May, 1988, the above namedClayton G. Weyers and
Phyllis J. Weyers

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney David D. Brown

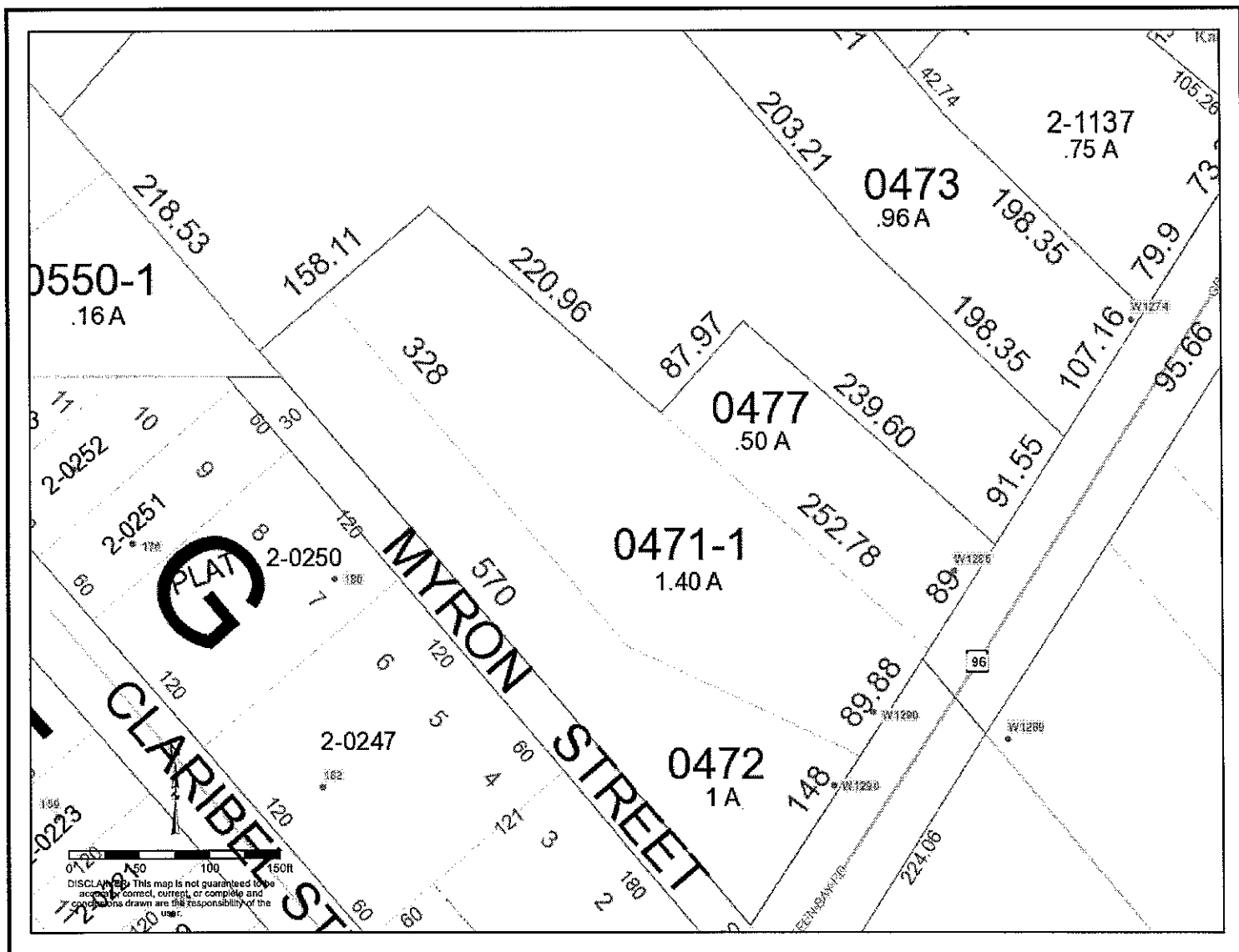
to me known to be the person(s) who executed the
foregoing instrument and acknowledge the same.

Jodi C. Smith

Notary Public XXXXX Outagamie County, Wis.
My Commission is permanent (If not, state expiration

date. 08-25, 1991

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



J 3525 I 33



Right-Of-Way Grant

M-8610
(6-79)

In consideration of the sum of TWO HUNDRED AND NO DOLLARS (\$200.00),
the undersigned, for themselves, their heirs, successors and assigns, grant
and convey unto the WISCONSIN TELEPHONE COMPANY

~~and unto~~
its or their successors and assigns, the following described rights:

To place, replace, and maintain underground cables, wires

together with associated appliances, all necessary and usual in the conduct of its or their business,

on and beneath

land owned by the grantor E in the Town of Kaukauna

Outagamie County, Wisconsin, and described as follows: The southeasterly 1 rod lying northwesterly of and abutting the highway, (S.T.H. 96), of Private Claim No. 3, Township 21 North, Range 19 East, except the southwesterly 100 feet of the northeasterly 190 feet and except commencing at the intersection of the southwest line of said Private Claim No. 3 and the centerline of said highway; thence north $39^{\circ} 43'$ west, 570 feet; thence north $50^{\circ} 17'$ east, 62 feet; thence north $50^{\circ} 03'$ east, 96 feet; thence south $47^{\circ} 56'$ east, 506.59 feet to a point on the centerline of said highway; thence south $30^{\circ} 21'$ west along said centerline, 89.88 feet; thence south $33^{\circ} 23'$ west along said centerline 148 feet, to the place of beginning, also the southeasterly 1 rod lying northwesterly of and abutting the highway, (S.T.H. 96), of lands described as: Part of Lot 2, Section 18, Township 21 North, Range 19 East: Beginning at a point in the line between said section 18 and Private Claim No. 3, where said line intersects with the northerly line of the highway, (S.T.H. 96), and running thence north 33° east along said north line of the highway 4 chains and 16 links; thence north 40° west parallel with said claim line 9 chains and 50 links; thence south 50° west at right angles to said claim line 4 chains to said claim line; thence along said claim line south 40° east 10 chains and 50 links to the place of beginning, except commencing at a point in the line between said section 18, and Private Claim No. 3, where said line intersects the northerly line of the highway, (S.T.H. 96), and running thence north $33^{\circ} 23'$ east, 80.9 feet along the northerly line of said highway to the point of beginning; thence north $49^{\circ} 51'$ west, 226.3 feet; thence north $41^{\circ} 51'$ east, 228.55 feet; thence south $39^{\circ} 37'$ east, 203.8 feet to the northerly line of said highway; thence south $36^{\circ} 29'$ west, 155.61 feet along said northerly line; thence south $33^{\circ} 23'$ west, 36.24 feet along said northerly line to the point of beginning.

Together with the right of ingress and egress on the lands of the undersigned (over)

Signed this 8th day of November, 1982.

Witness:

Clayton G. Weyers (Seal)
Land Owner Clayton G. Weyers

Phyllis J. Weyers (Seal)
His Wife Phyllis J. Weyers

J 3525 I 34

State of Wisconsin

County of Outagamie

ss.

Personally appeared before me this 8th day of November

1982, Clayton G. Weyers and Phyllie J. Weyers

to me known to be the person B who executed the instrument on the other side hereof and acknowledged the same

Richard J. Smasal
Richard J. Smasal

Notary Public, State of Wisconsin

My commission expires May 12 1985

Document Drafted By

WISCONSIN TELEPHONE COMPANY

By RICHARD J. SMASAL

for the purpose of exercising the rights herein granted.

The grantee, for itself, its successors and assigns, covenants that it will pay the reasonable value of any physical damage intentionally or negligently done to the property of the grantors, their heirs, successors and assigns, arising at any time out of the exercise by it of the rights herein granted.

Any additional cables or appliances to be placed at any later date are to be approved by the then current landowner.

OUTAGAMIE
Document #

816641

REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

NOV 9 1982

AT 4 O'CLOCK P.M.
IN JACKET 3525 IMAGE 33-34
Grace, Mark
REGISTER OF DEEDS

Badger Right-of-Way
P.O. Box 1105
Fond du Lac, WI 54935

200
6.00

CONSUMER MORTGAGE

(For use with real estate loans to individuals for personal, family or household purposes where the amount financed does not exceed \$25,000 and the mortgage is not a first lien or equivalent security interest.)

Account No. 22911-623

In consideration of the sum THIRTEEN THOUSAND SIX HUNDRED & 00/100
Dollars (\$ 13,600.00).

loaned or to be loaned to JAMES G ROSIN AND PAMELA J ROSIN
HUSBAND AND WIFE ("Borrower," whether one or more),

the undersigned JAMES G ROSIN AND PAMELA J ROSIN
HUSBAND AND WIFE ("Mortgagor," whether one or more),

mortgages, conveys, grants a security interest, and warrants to FOX COMMUNITIES CREDIT UNION Credit Union ("Credit Union"), of APPLETON Wisconsin and its successors and assigns the following described real estate in OUTAGAMIE County, Wisconsin, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all awards and payments made as a result of the exercise of the right to eminent domain (to the extent herein provided) and all existing and future improvements and fixtures (all called the "Property") to wit:

That part of Private Claim No. 3, Township 21 North, Range 19 East, Town of Kaukauna, Outagamie County, Wisconsin, described as follows: Commencing at the intersection of the Southwest line of said Private Claim with the centerline of Green Bay Road; thence N33 23'00"E, along the centerline of said road, 238.35 feet to the point of beginning; thence N47 56'00"W, 252.78 feet; thence N42 04'00"E, 87.94 feet; thence S47 56'00"E, 239.09 feet to a point on the centerline of Green Bay Road; thence S33 23'00"W, along the centerline of Green Bay Road, 89.00 feet to the point of beginning. Reserving the Southeastern 33.00 feet thereof for roadway purposes.

1976202

Recorded
February 18, 2013 10:46 AM
OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages: 2



RETURN TO:

FOX COMMUNITIES CREDIT UNION
3401 E CALUMET STREET
APPLETON, WI 54915-0000

Parcel ID Number 13-0-0477-00

Check if applicable: ☐ Description is continued on additional attached sheet. ☐ This is a construction mortgage.

Check one: This ☒ (is) ☐ (is not) the homestead of Mortgagor.

1. **Covenant of Title.** Mortgagor covenants that Mortgagor is seized of good title to the Property in fee simple, free and clear of all liens and encumbrances, except restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due, a prior mortgage ("First Mortgage") to 1ST MGT TO EAST WISCONSIN SAVINGS

BALANCE \$5,405.00 dated 05/26/1988, and NONE

, Mortgagor will forever warrant, guarantee and defend the title and quiet possession of the Property against all other claims.

2. **Mortgage as Security.** This Mortgage is given to secure prompt payment to the Credit Union of the following (together, the "Obligations"): (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges according to the terms of a Promissory Note of Borrower to Credit Union of this date (or dated January 24, 2013), and any extensions, renewals, modifications, or refinancings thereof signed by any Borrower (all called the "Note"); (b) the payment of any additional and subsequent advances or payments made by the Credit Union to any Borrower or Mortgagor, whether alone or with one or more others; and (c) the performance of all covenants, conditions and agreements contained in this Mortgage. If the Obligations and all additional and subsequent advances made by the Credit Union are paid, each according to their terms, and all other obligations, terms, conditions, covenants and agreements contained in this Mortgage or the Note are met, then the Credit Union will satisfy this Mortgage upon the request of Mortgagor.

3. **Taxes.** Mortgagor shall pay before they become delinquent all taxes, assessments and other charges that may be levied or assessed against the Property, or against Credit Union upon this Mortgage or the Obligations, or upon Credit Union's interest in the Property and deliver receipts to the Credit Union evidencing timely payments.

THIS AGREEMENT INCLUDES ALL PROVISIONS ON THE REVERSE/NEXT SIDE.
THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF AN EXACT COPY OF THIS MORTGAGE.

NOTICE TO BORROWER

(A) Do not sign this before you read the writing on the reverse/next side, even if otherwise advised.

(B) Do not sign this if it contains any blank spaces.

(C) You are entitled to an exact copy of any agreement you sign.

(D) You have the right at any time to pay in advance the unpaid balance due under this Agreement or any installment and, if you do so, the Finance Charge will be less than you would otherwise pay since interest is charged only for the actual number of days an amount is owned hereunder.

Signed this 24th day of January, 2013

Mortgagor

James G. Rosin

* JAMES G ROSIN

Mortgagor

Pamela J. Rosin

* PAMELA J ROSIN

Mortgagor

STATE OF WISCONSIN

OUTAGAMIE County } ss

This instrument was acknowledged before me on 01/24/13, by JAMES G ROSIN & PAMELA J ROSIN

THIS INSTRUMENT WAS DRAFTED BY:

CONNIE EVANS - CALUMET

Victoria L. Schmidt (Seal)

* VICTORIA L SCHMIDT

Notary Public OUTAGAMIE County, Wisconsin

My Commission (Expires) 02/08/2015

* Type or print name signed above.

Use only with Consumer Mortgage Note (82073) and Consumer Truth in Lending Disclosure (82019).



2012 Property Record | Outagamie County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 08/13/2013

Tax Bill

(requires Adobe Reader)

OWNER

ROSIN, JAMES G & PAMELA J
W1286 STATE RD 96

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 130047700

Document #:

Tax Districts:

KAUKAUNA SCHOOLS
FOX VALLEY TECH

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	972.38
Second:	945.00
Third:	0.00
Fourth:	0.00

City of Appleton properties have an option of 4 installments that are due by:

1- Jan. 31; 2 - March 31; 3 - May 31; 4 - July 31

All installments payable to **CITY OF APPLETON**

All other Outagamie County properties have 2 installments that are due by:

1- Jan. 31 : Payable to **LOCAL MUNICIPALITY**

2- July 31 : Payable to **OUTAGAMIE COUNTY**

<u>Base Tax:</u>	1,890.55
<u>Special Assessment:</u>	112.69
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,917.38
<u>Amount Paid:</u>	1,917.38
(View payment history info below)	
<u>Current Balance Due:</u>	0.00
<u>Interest:</u>	0.00
<u>Total Due:</u>	0.00

CO-OWNER(S)

PROPERTY DESCRIPTION

COM INTERS SW/L OF PC3 & C/L GREEN BAY RD N33D E238.35FT
POB N47D W252.78FT N42D E87.94 FT S47D E239.09FT S33D W89FT
TO POB PRT PC3 T21N R19E .50AC M/L 8496M21

Municipality: TOWN OF KAUKAUNA

Property Address: W1286 STATE RD 96

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.5	9,000	115,900	124,900
				<hr/>
	0.5	9,000	115,900	124,900

Total Acres: 0.5

Assessment Ratio: 0.9854

Fair Market Value: 126,751

SPECIAL ASSESSMENT DETAIL

<u>Code</u>	<u>Description</u>	<u>Amount</u>
10P	POWTS	12.00
13	REFUSE	100.69
		<hr/>
		112.69

PAYMENT HISTORY

<u>Date</u>	<u>Receipt #</u>	<u>Amount</u>	<u>Interest</u>	<u>Total</u>
12/20/12	170	1,917.38	0.00	1,917.38