

# Bay Title & Abstract, Inc.

John C. May  
President

345 S. Monroe Avenue  
Green Bay, WI 54301

Phone 920-431-6100  
Fax 920-431-6101

## **TITLE SEARCH REPORT**

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

LR NO. 68476

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 27, 2013 at 12:01 a.m.

### **LEGAL DESCRIPTION:**

All of Lot One (1), Block "A", according to the recorded Black's Plat of part of Private Claim 33, lying between Lawe Street and the Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin, less part sold to City of Kaukauna in Volume 711 Records, Page 107.

**TAX PARCEL NO.** 322003000

**PROPERTY ADDRESS:** 310 Plank Rd., Kaukauna, WI 54130

**MAILING ADDRESS:** 310 Plank Rd., Kaukauna, WI 54130

### **TITLE VESTS:**

Brad D. Bruegge and Nichole M. Bruegge, husband and wife by virtue of a Warranty Deed dated November 1, 2001 and recorded November 6, 2001 as Doc. No. 1434881.

### **MORTGAGES:**

Mortgage executed by Brad D. Bruegge and Nichole M. Bruegge, husband and wife to Unison Credit Union in the amount of \$122,400.00, dated July 22, 2008 and recorded July 24, 2008 as Doc. No. 1803882.

## **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.

Easement for Sanitary Sewer recorded in Vol. 375 Records, Page 325 as Doc. No. 414394.

Easement for sewer purposes to City of Kaukauna recorded in Vol. 376 Records, Page 479 as Doc. No. 418775.

## **JUDGMENTS, TAX LIENS AND/OR CONSTRUCTION LIENS:**

None of record.

## **PROPERTY TAXES:**

The 2012 Real Estate Taxes in the amount of \$2,668.48, less lottery credit of \$85.86 for a balance of \$2,582.62, have been paid.

Assessments:	Land: \$23,400	Improvements: \$97,700	FMV: \$114,776
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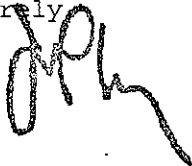
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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

1434881

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999

**WARRANTY DEED**

This Deed, made between **DEBRA G. NENNIG f/k/a DEBRA G. SQUIRES** and **ROBERT V. NENNIG**, husband and wife

Grantor, and **BRAD D. BRUEGGE** and **NICHOLE M. BRUEGGE**, husband and wife as survivorship marital property

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in **Outagamie** County, State of Wisconsin (if more space is needed, please attach addendum):

All of Lot One (1), in Block A of BLACK'S PLAT of part of Private Claim Number 33, lying between Lawe Street and the Plank Road, City of Kaukauna, Outagamie County, Wisconsin, less part sold to City of Kaukauna in Volume 711 of Records, page 107.

**TRANSFER**  
\$ 292.50  
**FEE**

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record, if any.

Dated this 1<sup>ST</sup> day of November, 2001

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_,

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
**HENRY C. MATHEWSON**  
**ATTORNEY AT LAW**

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

**OUTAGAMIE COUNTY**  
**RECEIVED FOR RECORD**

**NOV - 6 2001**

AT 12:15 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

Recording Area

Name and Return Address

Brad & Nichole Bruegge  
310 Plank Road  
Kaukauna, WI 54130

pd 11:00

32-2-0030

Parcel Identification Number (PIN)

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

Debra G. Nennig f/k/a Debra G. Squires  
\* **DEBRA G. NENNIG f/k/a Debra G. Squires**  
Robert V. Nennig  
\* **ROBERT V. NENNIG**

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss.

Outagamie County )

Personally came before me this 1<sup>ST</sup> day of  
November, 2001 the above named

Debra G. NennigRobert V. Nennig

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

William E. Kahl  
\* **William E. Kahl**

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

January 12, 2003

\* Names of persons signing in any capacity must be typed or printed below their signature.

WARRANTY DEED

STATE BAR OF WISCONSIN

Information Professionals Company, Fond du Lac, WI  
800-655-2021

VOL 711 PAGE 197

This Indenture, Made this 21st day of December, A.D., 1965.

between

Orville Tracy, a single man,

part Y of the first part, and

The City of Kaukauna, a Wisconsin Municipality,

part Y of the second part

Witnesseth: That the said part Y of the first part, for and in consideration of the sum of

One Dollar and other good and valuable considerations

to him in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do es give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part Y of the second part, its heirs and assigns forever, the following described real estate, situated in the county of Outagamie and State of Wisconsin, to-wit:

Commencing at the Northerly corner of Lot One, (1) Block A of Black's Plat of Private Claim 33; thence Southeasterly along the Southwesterly line of Grant Street 115 feet to the point of beginning; thence continuing Southeasterly along the Southwesterly line of Grant Street 5 feet to a point, said point being on the Northwesterly line of Green Bay Road; thence Southwesterly along the Northwesterly line of Green Bay Road, 18.15 feet to a point on the North line of Plank Road; thence Westerly along the North line of Plank Road, 47 feet to a point; thence Northeasterly to the point of beginning.

The above described parcel of land is located in the Second Ward, City of Kaukauna, Outagamie County, Wisconsin, and is to be used for public sidewalk purposes.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim, or demand whatsoever, of the said part Y of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appurtenances.

To Have and to Hold, the said premises as above described with the hereditaments and appurtenances, unto the said part Y of the second part, and to its heirs and assigns FOREVER.

And the said Orville Tracy, a single man, for his heirs, executors and administrators, do es covenant, grant, bargain and agree to and with the said part Y of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents he is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part Y of the

second part, its heirs and assigns, against all and every person or persons, lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.  
In Witness Whereof, the said party of the first part has hereunto set his hand and seal this 21st day of December, A.D., 19 65.

Signed and Sealed in Presence of

Emmet W. Rohan  
Emmet W. Rohan

Ruth Ann Veldman  
Ruth-Ann Veldman

Orville Tracy (Seal)  
Orville Tracy

(Seal)

(Seal)

(Seal)

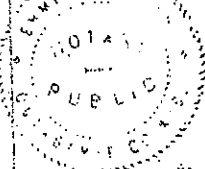
State of Wisconsin,

OUTAGAMIE

County. ss.

Personally came before me, this 21st day of December, A.D., 19 65,  
the above named

Orville Tracy  
to me, known to be the person who executed the foregoing instrument and acknowledged the same.



Emmet W. Rohan  
Emmet W. Rohan

Notary Public, Outagamie County, Wisconsin

is Permanent.  
My commission expires, A.D., 19

Drafted by Emmet W. Rohan, Attorney Kaukauna, Wisconsin.

(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

587189

Orville Tracy a single man

To

The City of Kaukauna a

Wisconsin Municipality

## WARRANTY DEED

REGISTRAR'S OFFICE,  
State of Wisconsin

OUTAGAMIE County.

Received for Record this 7 day of

January, A.D., 19 66

at 9 o'clock A.M., and recorded in

Vol. 711 of Deeds on page 107

A. P. Carter

Register of Deeds.

Deputy.

Return to:

Att'y Emmet W. Rohan

154 East Third Street

Kaukauna Wisconsin

# STREET

17 2-0037

9 2-0035

2-0033

2-0034

2-0030

2-0032

2-0066

2-0065

2-0064

2-06

148.56

127.28

143.90

100.60

2-0715

175.67



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

EASEMENT

VOL 375 PAGE 325

For and in consideration of the sum of One Dollar, and of the promise of the grantees herein to maintain the property over which this easement is granted at its present level, and in its present condition of repair, John Jansen and Hattie Jansen, his wife, hereby grant to Irving G. Van Zummeren and Florence Van Zummeren, his wife, or survivor, and to their heirs and assigns, the right to build, maintain and repair a sanitary sewer across the following described property:

A strip of land ten (10) feet wide along the east side of the following described property: All of Lot One (1) in Block "A", Black's Plat, of part of Private Claim Thirty-three (33), lying between Lawe Street and the Plank Road, 2nd Ward, City of Kaukauna, Wisconsin, less and excepting that part thereof previously sold to Irving G. Van Zummeren and Florence Van Zummeren, his wife, or survivor, by Warranty Deed, recorded in Vol. 354 of Deeds, page 571, Outagamie County Register of Deeds records.

Dated this 7<sup>th</sup> day of October, 1948.

In presence of:

James I. McFadden  
James I. McFadden

John Jansen  
John Jansen

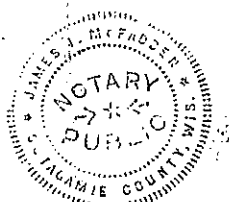
Greta Schroeder  
Greta Schroeder

Hattie Jansen  
Hattie Jansen

STATE OF WISCONSIN )  
OUTAGAMIE COUNTY ) (SS

Personally came before me this 7<sup>th</sup> day of October, 1948 the above named John Jansen and Hattie Jansen, his wife, to me known to be the persons who executed this foregoing instrument, and acknowledged the same to be their free act and deed.

James I. McFadden  
James I. McFadden  
Notary Public, Outagamie Co. Wis..  
My commission expires 2/5/50



414394

VOL 375 PAGE 326

EASEMENT

between

John Jansen and Hattie  
Jansen, his wife

and

Irving G. Van Zummeren  
and Florence, his wife,  
or survivor.

REGISTER'S OFFICE  
OUTAGAMIE COUNTY, WIS.

Received for Record the  
day of Oct. A. D. 19 45

11 o'clock P. M. and Recorded in  
Vol. 375 of Deeds on page 325

AmCarter REGISTER

JAMES I. MCFADDEN

ATTORNEY AT LAW  
110 S. ONEIDA STREET  
APPLETON, WISCONSIN

98/50

## EASEMENT

VOL 376 PAGE 479

In consideration of the sum of one (\$1.00) dollar, or other good and valuable consideration, receipt whereof is hereby acknowledged, John A. Jansen and Hattie Jansen, his wife, does hereby grant to the City of Kaukauna, a municipal corporation, located in Outagamie County, Wisconsin, its successors or assigns, the right to lay, maintain, repair and remove sewer pipe through and over the following described real estate:

Lot One (1) of Block A, Black's Plat of a part of Private Claim 33 in the Second Ward, City of Kaukauna, Outagamie County, Wisconsin.

The said sewer line shall be laid according to the following course:

On the extreme Southerly boundary of the Southwest  $\frac{1}{2}$  of said Lot 1 and within 7 $\frac{1}{2}$  feet of said Southerly boundary.

It is especially provided, however, that all damage to property and the like caused by laying, operating or removing said pipe shall be paid for by the said City of Kaukauna.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 22<sup>nd</sup> day of April, 1949.

In presence of:

H. F. McAndrews (SEAL)  
H. F. McAndrews  
Hattie Jansen (SEAL)  
Hattie Jansen  
Dolores Van Lanen  
Dolores Van Lanen

STATE OF WISCONSIN )

COUNTY OF OUTAGAMIE ) SS.

Personally came before me this 22<sup>nd</sup> day of April, 1949, the above named John A. Jansen and Hattie Jansen, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

REGISTER  
OUTAGAMIE COUNTY  
Received for Record the 26  
day of Apr A. D. 1949  
11 o'clock A. M. and Recorded at  
Vol. 376 of D on page 479  
H. F. McAndrews  
Notary Public, Outagamie Co., Wis.  
My Comm. exp. 04/01/1952  
H. F. McAndrews  
REGISTER

Easement  
John A. Jansen & wife  
City of Kaukauna

City of Kaukauna

1803882

**MORTGAGE  
(NON-CONSUMER)**

(For use with any size first lien mortgage real estate loan to an individual for personal, family, or household purposes. Also used for subordinate mortgage loans over \$25,000 or a second mortgage real estate loan where the Credit Union also holds the first mortgage.)

Recorded  
July 24, 2008 AT 01:33PM  
OUTAGAMIE COUNTY  
JANICE FLENZ  
REGISTER OF DEEDS  
Fee Amount: \$13.00  
Total Pages 2

Account No. 28925-081

In consideration of the sum

ONE HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED & 00/100Dollars (\$ 122,400.00),

the receipt of which is acknowledged,

BRAD D. BRUEGGE AND NICHOLE M. BRUEGGE, HUSBANDAND WIFE("Mortgagor", whether one or more) mortgages, conveys and warrants to  
UNISON CREDIT UNION Credit Union ("Credit Union"), of

KAUKAUNA, 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, issues and profits, all awards and payments made as a result of the exercise of the right to eminent domain and all existing and future improvements and fixtures (all called the "Property") to wit:

RETURN TO

UNISON CREDIT UNION  
P.O. BOX 260  
KAUKAUNA, WI 54130-0260

ALL OF LOT ONE (1), IN BLOCK A OF BLACK'S PLAT OF PART OF PRIVATE CLAIM NUMBER  
33, LYING BETWEEN LAWE STREET AND THE PLANK ROAD, CITY OF KAUKAUNA, OUTAGAMIE  
COUNTY, WISCONSIN, LESS PART SOLD TO CITY OF KAUKAUNA IN VOLUME 711 OF  
RECORDS, PAGE 107. Parcel ID Number 322003000

"THE UNDERSIGNED MORTGAGORS HEREBY AGREE THAT THEY WILL BE BOUND BY THE  
PROVISIONS OF SECTION 816.101 OF THE WISCONSIN STATUTES."

"THE OBLIGATION SECURED HEREBY, AT THE OPTION OF THE HOLDER OF THE NOTE, SHALL  
BECOME DUE AND PAYABLE IMMEDIATELY, WITHOUT NOTICE, UPON TRANSFER OF THE  
MORTGAGORS' INTEREST IN THE PROPERTY MORTGAGED HEREIN BY DEED, LAND CONTRACT,  
OR ANY OTHER MEANS OF CONVEYANCE OR TRANSFER."

This is ☒ homestead property.☐ If checked, description of property is continued on an attached sheet.

1. **Covenant of Title.** Mortgagor warrants 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 and

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 Credit Union of the sum stated in the first paragraph of this mortgage, plus interest and charges according to the terms of a Promissory Note of Mortgagor to Credit Union of this date for July 22, 2008 and any extensions, renewals or modifications thereof, and also to secure the payment of any additional and subsequent advances or payments made by Credit Union (all called the "Note") and the performance of all covenants, conditions and agreements contained in this Mortgage, and costs and expenses of collection or enforcement to the extent not prohibited by law. If Mortgagor pays the Note, or causes it to be paid, according to its terms, and pays all additional and subsequent advances made by Credit Union according to the terms under which such advance is made and makes all other payments and performs all other terms, conditions, covenants and agreements contained in this Mortgage and the Note, then the Credit Union will satisfy this Mortgage.

SEE REVERSE SIDE FOR ADDITIONAL PROVISIONS.

Signed and Sealed this 22nd day of July, 2008

Brad D. Bruegge (Seal)  
Mortgagor  
BRAD D. BRUEGGE

Nichole M. Bruegge (Seal)  
Mortgagor  
NICHOLE M. BRUEGGE

STATE OF WISCONSIN

OUTAGAMIE

This instrument was acknowledged before

Mortgagor

by BRAD D. BRUEGGE AND NICHOLE M. BRUEGGE\* ROGER K. HELMSNotary Public OUTAGAMIEMy Commission Expires: 9/6/09

\* Type or Print Name Signed Above

THIS INSTRUMENT WAS DRAFTED BY:

CANDACE HENDRICKSON



## 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

BRUEGGE, BRAD D & NICHOLE M  
310 PLANK RD

KAUKAUNA, WI 541300000

### PROPERTY INFORMATION

Parcel ID: 322003000

Document #: 001434881

#### Tax Districts:

KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	1,248.62
Second:	1,334.00
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>	2,668.48
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,582.62
<u>Amount Paid:</u>	2,582.62
(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

BLACKS PLAT OF PRT PC33 LOT 1 BLK A LESS 711R107 TO CITY

Municipality: CITY OF KAUKAUNA

Property Address: 310 PLANK RD

### LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.36	23,400	97,700	121,100
				<hr/>
	0.36	23,400	97,700	121,100
<u>Total Acres:</u>				0.36
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				114,776

### SPECIAL ASSESSMENT DETAIL

<u>Code</u>	<u>Description</u>	<u>Amount</u>
		0.00

### PAYMENT HISTORY

<u>Date</u>	<u>Receipt #</u>	<u>Amount</u>	<u>Interest</u>	<u>Total</u>
12/28/12	2532	2,582.62	0.00	2,582.62