

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. 68439

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 29, 2013 at 12:01 a.m.

LEGAL DESCRIPTION:

Lots One (1) and Two (2), Block "B" of BLACK'S PLAT of part of Private Claim No. 33, lying between Lawe Street and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322006300 and 322006400

PROPERTY ADDRESS: 1409 and 1413 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1409 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Denise R. Belongea and David D. Diedrich by virtue of a Warranty Deed dated August 12, 2013 and recorded August 29, 2013 as Doc. No. 1996125.

MORTGAGES:

Mortgage executed by Denise R. Belongea, a single person and David D. Diedrich, a single person to Wells Fargo Bank, N.A. in the amount of \$108,989.00, dated August 23, 2013 and recorded August 29, 2013 as Doc. No. 1996126.

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.

JUDGMENTS, TAX LIENS AND/OR CONSTRUCTION LIENS:

None of record.

PROPERTY TAXES:

The 2012 Real Estate Taxes are as follows:

Tax Parcel No. 322006300 in the amount of \$506.52, have been paid.

Assessments:	Land: \$14,800	Improvements: \$10,400	FMV: \$23,884
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Tax Parcel No. 322006400 in the amount of \$1,953.83, less lottery credit of \$85.86 for a balance of \$1,867.97, have been paid.

Assessments:	Land: \$14,800	Improvements: \$74,600	FMV: \$84,731
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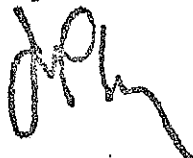
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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

1996125

Recorded
August 29, 2013 1:57 PM
OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS
Fee Amount: \$30.00
Transfer Fee: \$333.00
Total Pages: 1

WARRANTY DEED

This Deed, made between **Michael P. Lamers, a single person**

Grantor and Denise R. Belongea and David D. Diedrich, as joint tenants Grantee,

Grantor, for a valuable consideration, conveys to

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

All of Lots One (1) and Two (2), in Block "B", BLACK'S PLAT OF PART OF PRIVATE CLAIM NO. 33 LYING BETWEEN LAWE STREET AND PLANK ROAD, City of Kaukauna, Outagamie County, Wisconsin.

RETURN TO:

Denise Belongea
1409 Green Bay Road
Kaukauna, WI 54130

Tax Parcel No. 322006300 and
322006400

This is a homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **Michael P. Lamers** warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated this 21st day of August, 2013

Michael P. Lamers
Michael P. Lamers

AUTHENTICATION

Signature(s)

authenticated this

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY
Michael P. Lamers

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

ACKNOWLEDGEMENT

State of Wisconsin

SS:

Outagamie County
Personally came before me this 21st day of August, 2013 the above named **Michael P. Lamers** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Margaret E. Blum
Margaret E. Blum
Notary Public, Outagamie County, Wisconsin
My Commission is permanent.
If not, state expiration date: 1/31/2016



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

MORTGAGE

1996126

DOCUMENT NUMBER:

Recorded
August 29, 2013 1:57 PM
OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages: 9

NAME & RETURN ADDRESS:

FINAL DOCS T7408-01F
4101 WISEMAN BLVD BLDG 108
SAN ANTONIO, TX 78251-4200



PARCEL IDENTIFIER NUMBER:

322006400 322006300

[Space Above This Line For Recording Data]

9

State of Wisconsin

FHA Case No.

581-4770734 703

THIS MORTGAGE ("Security Instrument") is given on AUGUST 23, 2013
The Mortgagor is DENISE R BELONGEA, A SINGLE PERSON AND DAVID D DIEDRICH, A SINGLE
PERSON

("Borrower"). This Security Instrument is given to WELLS FARGO BANK, N.A.

which is organized and existing under the laws of THE UNITED STATES, and
whose address is 101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD 57104

("Lender"). Borrower owes Lender the principal sum of
ONE HUNDRED EIGHT THOUSAND NINE HUNDRED EIGHTY NINE AND 00/100

Dollars (U.S. \$*****108,989.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which
provides for monthly payments, with the full debt, if not paid earlier, due and payable on SEPTEMBER 01, 2043

. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the
Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums,
with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance

0361932486

FHA Wisconsin Mortgage - 4/96

VMP-4R(WI) (9608)

VMP MORTGAGE FORMS - (800)521-7281

Page 1 of 8

Initials: *DS/LL*



of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender, with power of sale, the following described property located in OUTAGAMIE County, Wisconsin:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS A PURCHASE MONEY SECURITY INSTRUMENT.

TAX STATEMENTS SHOULD BE SENT TO: WELLS FARGO HOME MORTGAGE, P.O. BOX 11758, NEWARK, NJ 071014758

which has the address of 1409 GREEN BAY ROAD, KAUKAUNA [Street, City], Wisconsin 54130 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

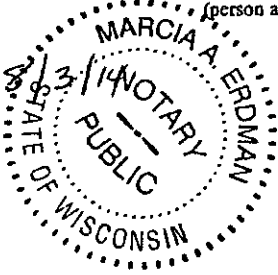
Witnesses:

_____	<u>Denise R Belongea</u> (Seal) DENISE R BELONGEA -Borrower
_____	<u>David D Diedrich</u> (Seal) DAVID D DIEDRICH -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower

STATE OF WISCONSIN, Outagamie County ss:
The foregoing instrument was acknowledged before me this **AUGUST 23, 2013**
(date)
by **DENISE R BELONGEA AND DAVID D DIEDRICH**

My Commission Expires: _____
(Seal)

(person acknowledging)
Marcia A. Erdman
Notary Public, State of Wisconsin



This instrument was prepared by
WELLS FARGO BANK, N.A.

JOHN BUCY EXT 75470

2461166

LEGAL DESCRIPTION

Real property in the City of Kaukauna, County of Outagamie, State of Wisconsin, and is described as follows:

All of Lots One (1) and Two (2), in Block "B", BLACK'S PLAT OF PART OF PRIVATE CLAIM NO. 33 LYING BETWEEN LAWE STREET AND PLANK ROAD, City of Kaukauna, Outagamie County, Wisconsin.

APN/Tax Key No.:322006300 and 322006400



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

LAMERS, MICHAEL P
1409 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322006400
Document #: 001671811
Tax Districts:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	891.97
<u>Second:</u>	976.00
<u>Third:</u>	0.00
<u>Fourth:</u>	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>	1,953.83
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,867.97
<u>Amount Paid:</u>	1,867.97
(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

BLACK PLAT OF PRT PC #33 LOT 2 BLK B

Municipality: CITY OF KAUKAUNA
Property Address: 1409 GREEN BAY RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.17	14,800	74,600	89,400
	0.17	14,800	74,600	89,400

Total Acres: 0.17
Assessment Ratio: 1.0551
Fair Market Value: 84,731

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>
07/30/13	12316	976.00	0.00	976.00
01/31/13	6402	891.97	0.00	891.97



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

LAMERS, MICHAEL P
1409 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322006300
Document #: 001671811
Tax Districts:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	253.52
<u>Second:</u>	253.00
<u>Third:</u>	0.00
<u>Fourth:</u>	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>	506.52
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	0.00
<u>Net Tax Due:</u>	506.52
<u>Amount Paid:</u>	506.52
(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

BLACK PLAT OF PRT PC #33 LOT 1 BLK B

Municipality: CITY OF KAUKAUNA
Property Address: 1413 GREEN BAY RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.17	14,800	10,400	25,200
<hr/>				
	0.17	14,800	10,400	25,200
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				23,884

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>
07/30/13	12315	253.00	0.00	253.00
01/31/13	6401	253.52	0.00	253.52