

Bay Title & Abstract, Inc.

John C. May
President

345 S. Monroe Avenue
Green Bay, WI 54301

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TITLE SEARCH REPORT

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

LR NO. 68479

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 31, 2013 at 12:01 a.m.

LEGAL DESCRIPTION:

All of Lot One (1), Block "C", according to the recorded Black's Plat of part of Private Claim No. 33, lying between Lawe Street and Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322010100

PROPERTY ADDRESS: 1513 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1513 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Ryan G. Pynenberg and Kathleen D. Pynenberg, husband and wife by virtue of a Warranty Deed dated October 23, 2002 and recorded October 29, 2002 as Doc. No. 1497197.

MORTGAGES:

Mortgage executed by Ryan G. Pynenberg and Kathleen D. Pynenberg, husband and wife to Associated Bank, N.A. in the amount of \$92,240.00, dated March 25, 2010 and recorded April 6, 2010 as Doc. No. 1869301.

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 in the amount of \$2,177.01, less lottery credit of \$85.86 for a balance of \$2,091.15, have been paid.

Assessments: Land: \$14,800 Improvements: \$84,500 FMV: \$94,114


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

WARRANTY DEED

OUTAGAMIE **1497197**
Document #

THIS DEED, made between Mark P. Schroeder and Linda L. Schroeder, husband and wife, GRANTOR, and Ryan G. Pynenberg and Kathleen D. Pynenberg, husband and wife, as survivorship marital property, GRANTEE,

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

WITNESSETH, that the said Grantor, for a valuable consideration of One Dollar and other valuable consideration conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin:

OCT 29 2002

AT 1:30 O'CLOCK ~~A~~ P.M.
JANICE FLENZ
REGISTER OF DEEDS

All of Lot One (1), in Block "C", of BLACK'S PLAT, of part of Private Claim No. 33, lying between Lawe Street and Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin.

This is homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And said Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, covenants, conditions and restrictions of record and will warrant and defend the same.

Return to:

GRANTEE
1513 GREEN BAY RD.
KAUKAUNA, WI 54130

Dated Oct 23, 2002.

Tax Parcel No.: 32-2-0101-00-4

TRANSFER
\$ 284.70
FEE

Mark P. Schroeder (Seal)
Mark P. Schroeder
Linda L. Schroeder (Seal)
Linda L. Schroeder

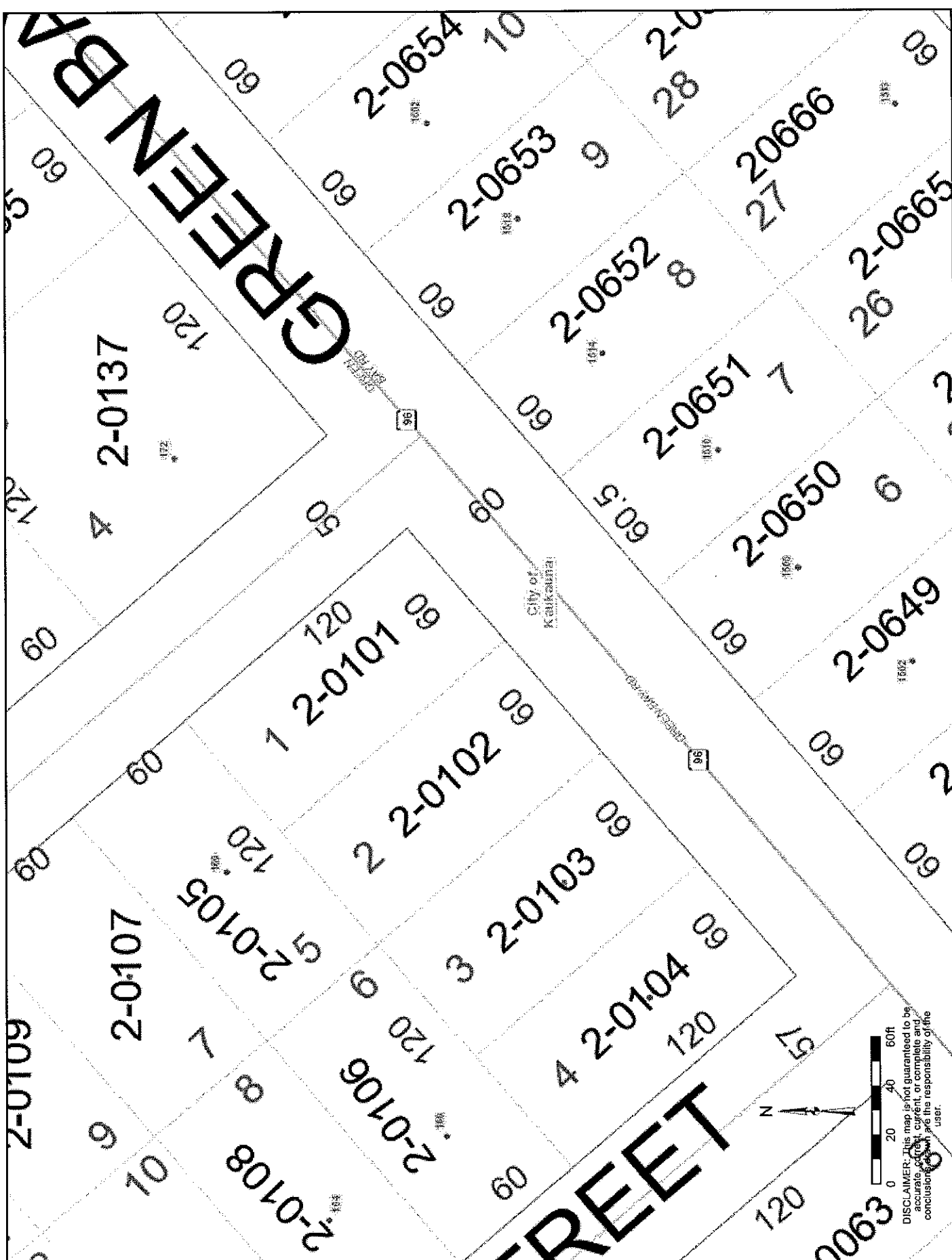
ACKNOWLEDGMENT

State of Wisconsin)
County of Outagamie) ss.

Personally came before me on Oct 23, 2002, the above named Mark P. Schroeder and Linda L. Schroeder to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Betty J. Pognant
Notary Public, Wisconsin
My commission expires 10-03-04

This instrument was drafted by
Attorney Reg P. Wydeven
120 East Fourth Street
P.O. Box 860
Kaukauna WI 54130-0860



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

1869301

Recorded
Apr. 06, 2010 AT 02:02PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$37.00
Total Pages 14

MORTGAGE

After Recording Return To:
ASSOCIATED LOAN SERVICES
P.O. BOX 8009
STEVENS POINT, WI 54481-8009
PIN: 322010100



[Space Above This Line For Recording Data]

PYNENBERG
Loan #: 3250022547

37.00
14

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated MARCH 25, 2010, together with all Riders to this document.

(B) "Borrower" is RYAN G PYNENBERG AND KATHLEEN D PYNENBERG, HUSBAND AND WIFE. Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is ASSOCIATED BANK N.A.. Lender is a BANK organized and existing under the laws of STATE OF WISCONSIN. Lender's address is 200 N. ADAMS ST, GREEN BAY, WI 54321. Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated MARCH 25, 2010. The Note states that Borrower owes Lender NINETY TWO THOUSAND TWO HUNDRED FORTY Dollars (U.S. \$92,240.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than APRIL 1, 2025.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Other(s) [specify] | |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners

association or similar organization.

(J) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) **"Escrow Items"** means those items that are described in Section 3.

(L) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender with power of sale, the following described property located in the COUNTY (Type of Recording Jurisdiction) of OUTAGAMIE (Name of Recording Jurisdiction):

ALL OF LOT ONE (1), IN BLOCK "C", OF BLACK'S PLAT, OF PART OF PRIVATE CLAIM NO. 33, LYING BETWEEN LAWE STREET AND PLANK ROAD, IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

THIS IS HOMESTEAD PROPERTY.

which currently has the address of 1513 GREEN BAY ROAD, KAUKAUNA, WI 54130 ("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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Ryan G Pynenberg 3/25/10
- BORROWER - RYAN G PYNENBERG - DATE -

Kathleen D Pynenberg 3/25/10
- BORROWER - KATHLEEN D PYNENBERG - DATE -

Witness

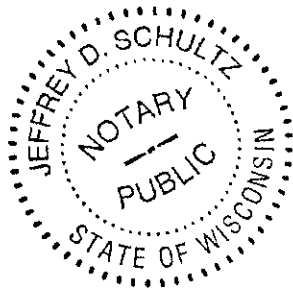
Witness

[Space Below This Line For Acknowledgment]

STATE OF WISCONSIN

COUNTY OF OUTAGAMIE

The instrument was acknowledged before me on MARCH 25, 2010, by RYAN G PYNENBERG AND KATHLEEN D PYNENBERG, HUSBAND AND WIFE.



Jeffrey D Schultz
(Signature of person taking acknowledgement)

(Title or Rank Notary Public)

My Commission Expires: 12/15/13

This instrument was drafted by:
JANE SACKMANN
ASSOCIATED BANK N.A.
200 N. ADAMS ST
GREEN BAY, WI 54321



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

PYNENBERG, RYAN G & KATHLEEN D
1513 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322010100
Document #: 001497197
Tax Districts:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,003.15
<u>Second:</u>	1,088.00
<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>	2,177.01
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,091.15
<u>Amount Paid:</u>	2,091.15
(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 C

Municipality: CITY OF KAUKAUNA
Property Address: 1513 GREEN BAY RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
61	0.17	14,800	84,500	99,300
<hr/>				
	0.17	14,800	84,500	99,300
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				94,114

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>
12/19/12	800	25.00	0.00	25.00
12/19/12	799	2,066.15	0.00	2,066.15