

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. 68480

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:

Lot Two (2), Block "C", according to the recorded A. C. Black's Plat of a portion of Private Claim 33, Second Ward, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322010200

PROPERTY ADDRESS: 1509 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1509 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Jerome Van Wyche by virtue of a Warranty Deed dated June 30, 1951 and recorded July 3, 1951 in Vol. 400 Records, Page 1 as Doc. No. 438795.

MORTGAGES:

No open mortgages of record.

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 \$2,192.80, less lottery credit of \$85.86 for a balance of \$2,106.94, have been paid.

Assessments: Land: \$14,800 Improvements: \$85,200 FMV: \$94,778

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

Section 230.45 Wisconsin Statutes

VOL 490 PAGE 1
A. D., 1951This Indenture, Made this 30th day of Junebetween Stanley L. Bauer and Mabel Bauer, his wife,

parties of the first part, and

Jerome J. Van Wychen and Edna L. Van Wychen, his wife,

as joint tenants, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, in joint tenancy, the survivor of them, his or her heirs and assigns forever, the following described real estate, situated in the County of Outagamie and State of Wisconsin, to-wit:

Lot Two (2), Block "C", A. C. Black's Plat
of a portion of Private Claim 33, Second Ward,
City of Kaukauna, Outagamie County, Wisconsin.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties 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 parties of the second part, as joint tenants, and to the survivor of them, his or her heirs and assigns FOREVER.

And the said Stanley L. Bauer and Mabel Bauer, his wife,

for their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said parties of the second part, the survivor of them, his or her heirs and assigns, that at the time of the enrolling and delivery of these presents they are 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 parties of the second part, the survivor of them, his or her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal this 30th day of June, A. D., 1951.

SIGNED AND SEALED IN PRESENCE OF

H. F. McAndrews
H. F. McAndrews
Dolores Van Lanen
Dolores Van Lanen

Stanley L. Bauer (SEAL)
Stanley L. Bauer
Mabel Bauer (SEAL)
Mabel Bauer (SEAL)

State of Wisconsin,

Outagamie

County.

ss.

Personally came before me, this 30th day of June, A. D., 1951.the above named Stanley L. Bauer and Mabel Bauer, his wife,to me known to be the person S. who executed the foregoing instrument and acknowledged the same.H. F. McAndrews
Notary Public

Outagamie

County, Wis.

My commission expires Oct. 6

A. D. 1952

No. 438795

Stanley L. Bauer & wf.

TO

Jerome J. Van Wychen & wf.

Premises

Warranty Deed

This instrument should be immediately placed upon record to avoid future trouble and litigation.

REGISTER'S OFFICE,

State of Wisconsin,

OUTAGAMIE

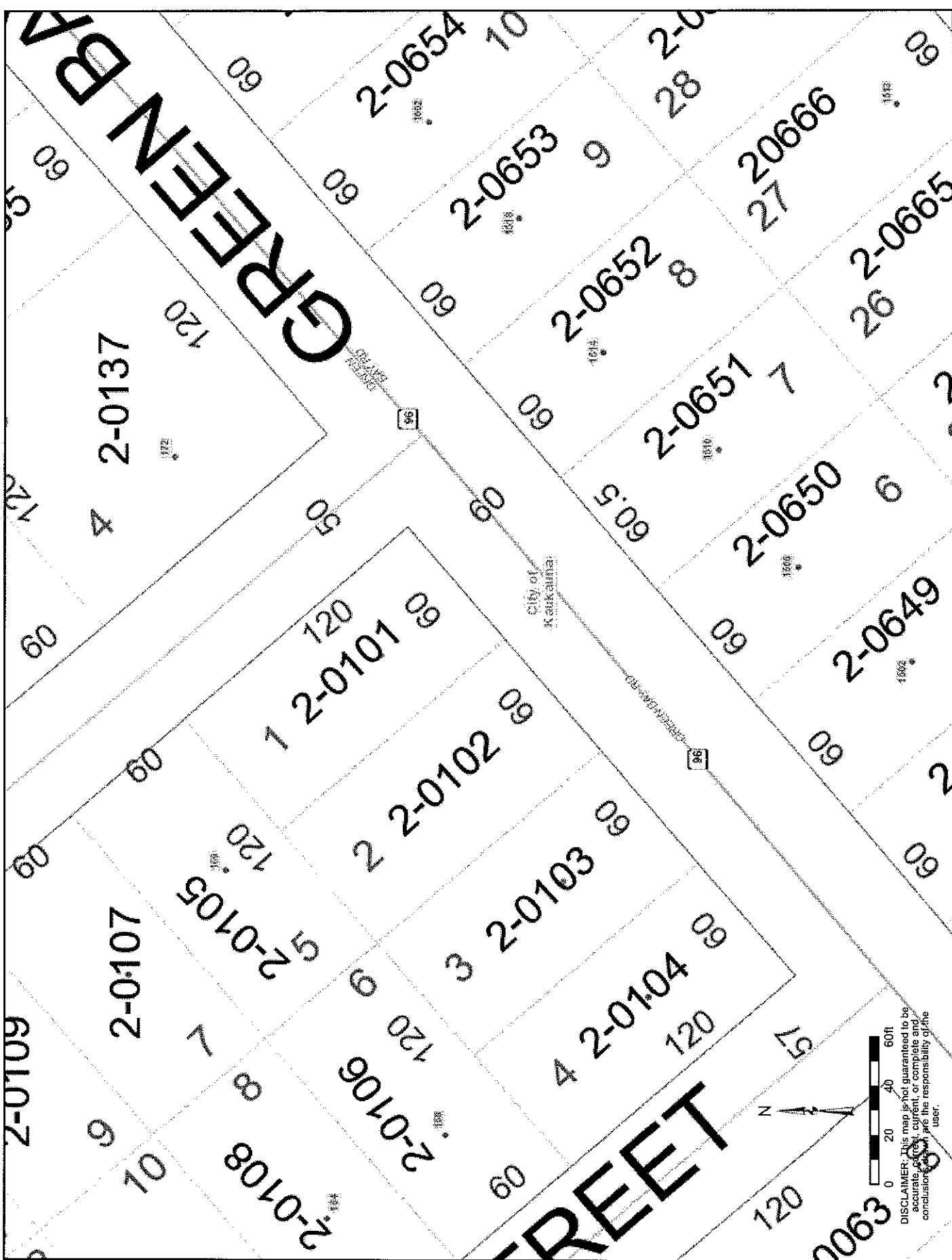
County.

Received for Record this 3 day ofJuly A. D., 1951,at 12 o'clock A.M., and recorded inVol. 400 of Deeds, on page ONE.H. F. McAndrews
Register of Deeds.

Deputy.

150
110
17 May 9.

70-Prayer



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



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

VANWYCHEN, JEROME & WF
1509 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322010200

Document #:

Tax Districts:

KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	1,010.94
Second:	1,096.00
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>	2,192.80
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,106.94
<u>Amount Paid:</u>	2,106.94
(View payment history info below)	
<u>Current Balance Due:</u>	0.00
<u>Interest:</u>	0.00
<u>Total Due:</u>	0.00

PAYMENT HISTORY

<u>Date</u>	<u>Receipt #</u>	<u>Amount</u>	<u>Interest</u>	<u>Total</u>
01/31/13	6382	2,106.94	0.00	2,106.94

CO-OWNER(S)

PROPERTY DESCRIPTION

BLACK PLAT OF PRT PC #33 LOT 2 BLK C

Municipality: CITY OF KAUKAUNA

Property Address: 1509 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	85,200	100,000
<hr/>				
	0.17	14,800	85,200	100,000
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				94,778

SPECIAL ASSESSMENT DETAIL

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