

# 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. 68485

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 Four (4), Block "C", according to the recorded Black's Plat of Part of Private Claim 33, lying between Lawe Street and Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin.

**TAX PARCEL NO.** 322010400

**PROPERTY ADDRESS:** 1501 Green Bay Rd., Kaukauna, WI 54130

**MAILING ADDRESS:** 1501 Green Bay Rd., Kaukauna, WI 54130

### **TITLE VESTS:**

John Louis Miller a/k/a John L. Miller by virtue of a Warranty Deed dated May 28, 2002 and recorded May 30, 2002 as Doc. No. 1468883.

### **MORTGAGES:**

Mortgage executed by John L. Miller, a single person to CTX Mortgage Company, LLC in the amount of \$92,280.00, dated March 24, 2003 and recorded April 10, 2003 as Doc. No. 1534800.

## **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.

Matters contained on Black's Plat of Part of Private Claim 33, recorded in Vol. 6 Plats, Page 44 as Doc. No. 215263.

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

None of record.

## **PROPERTY TAXES:**

The 2012 Real Estate Taxes in the amount of \$2,210.81, less first dollar credit of \$85.86 for a balance of \$2,124.95, have been paid.

Assessments:            Land:    \$14,800            Improvements:    \$86,000            FMV:    \$95,536

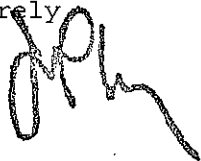
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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

1468883

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999

## WARRANTY DEED

This Deed, made between Robert J. Bain and Lori A. Bain, husband and wife, Grantor, and John Louis Miller, Grantee.

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

Lot Four (4), Block "C" of BLACKS PLAT OF PART OF PRIVATE CLAIM NO. 33 lying between Lawe Street and Plank Rd., City of Kaukauna, Outagamie County, Wisconsin.

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

MAY 30 2002

AT 1:15 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

Recording Area

Name and Return Address

Grantee  
1501 Green Bay Road  
Kaukauna, WI 54130

pd  
1100

TRANSFER

\$ 264.00  
FEE

Together with all appurtenant rights, title and interests.

32-2-0104-00-2

Parcel Identification Number (PIN)

This is homestead property

(is) (is not)

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 and will warrant and defend the same.

Dated this 28<sup>th</sup> day of May, 2002.

\*

\*

## 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

Attorney Larry Liebrecht  
Appleton, WI

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

Robert J. Bain

\* Robert J. Bain

Lori A. Bain

\* Lori A. Bain

## ACKNOWLEDGMENT

STATE OF Wisconsin )

) ss.

Outagamie County )

Personally came before me this 28<sup>th</sup> day of May, 2002, the above named

Robert J. Bain andLori A. Bain

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

\* [Signature]  
Notary Public, State of Wisconsin

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

4-24, 2005

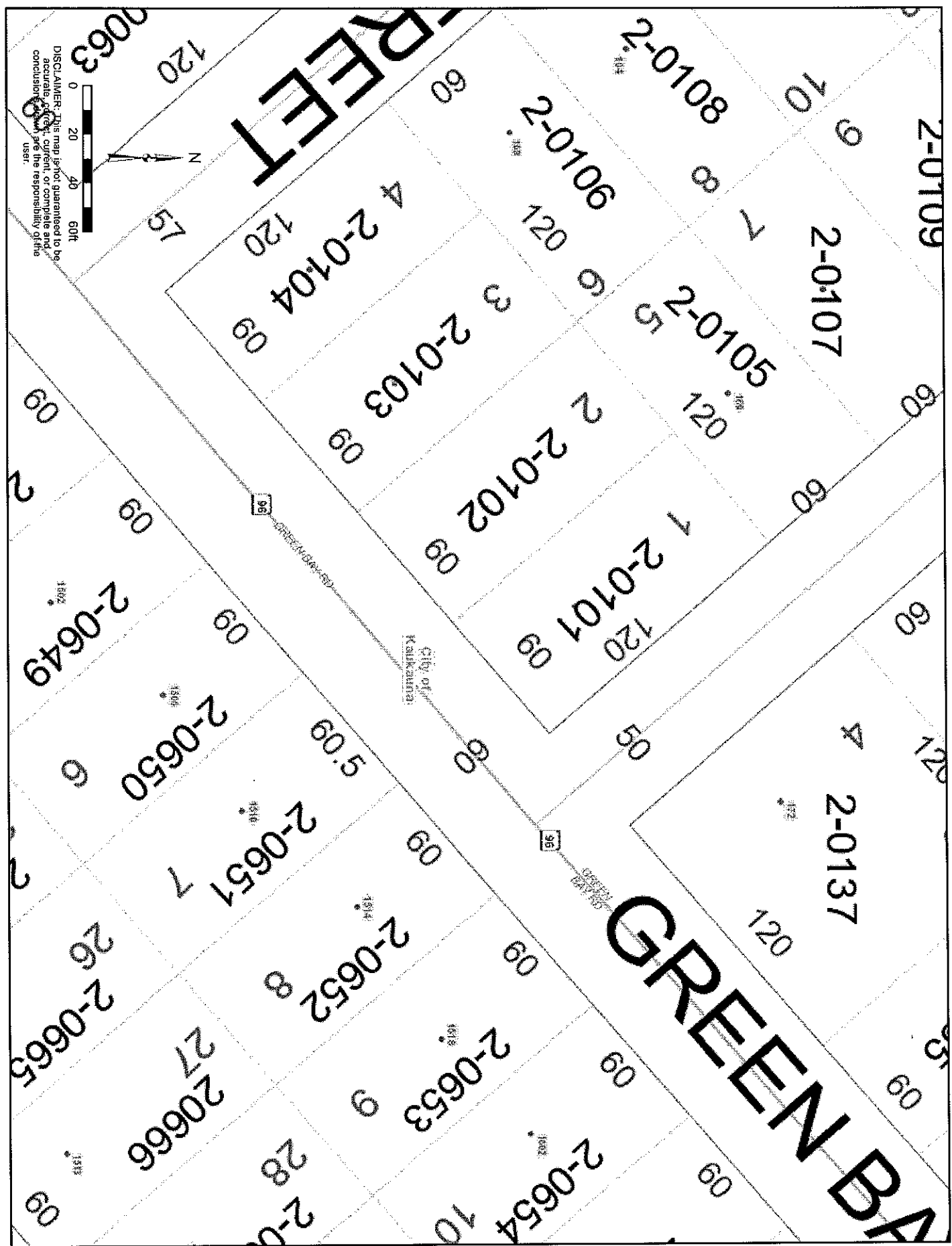
\* Names of persons signing in any capacity must be typed or printed below their signature.

STATE BAR OF WISCONSIN  
FORM No. 1 - 1999

WARRANTY DEED

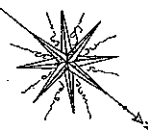
Information Professionals Co., Fond du Lac, WI  
800-655-2021

5092340



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

Scale 1: 100  
June 28, 1917

[illegible][illegible]

# MORTGAGE

DOCUMENT NUMBER  
207952702

**1534800**

NAME & RETURN ADDRESS

CTX MORTGAGE COMPANY, LLC  
P.O. Box 199113, FINAL DOCS  
Dallas, TX 75219

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

APR 10 2003

AT 8:15 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

PARCEL IDENTIFIER NUMBER

322010400

[Space Above This Line For Recording Data]

30-30-6-0343803

207952702

MIN 100015902079527022

**NOTICE: THIS LOAN IS NOT ASSUMABLE  
WITHOUT THE APPROVAL OF THE DEPARTMENT  
OF VETERANS AFFAIRS OR ITS AUTHORIZED  
AGENT.**

## 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  
together with all Riders to this document.

3/24/2003

(B) "Borrower" is

JOHN L MILLER A SINGLE PERSON

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

WISCONSIN -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3050 1/01

VMP -6B(WI) (0005)

Page 1 of 15

Initials: TL

VMP MORTGAGE FORMS - (800)521-7291



(D) "Lender" is CTX MORTGAGE COMPANY, LLC

Lender is a A LIMITED LIABILITY COMPANY  
organized and existing under the laws of THE STATE OF DELAWARE  
Lender's address is 2828 NORTH HARWOOD  
DALLAS, TX 75201-1516

(E) "Note" means the promissory note signed by Borrower and dated 3/24/2003  
The Note states that Borrower owes Lender

NINETY TWO THOUSAND TWO HUNDRED EIGHTY & 00/100 Dollars  
(U.S. \$ 92,280.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic  
Payments and to pay the debt in full not later than 4/01/2033

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

(G) "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.

(H) "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"/> 1-4 Family Rider
<input checked="" type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input checked="" type="checkbox"/> Other(s) [specify]
	VA RIDER	

(I) "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.

(J) "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.

(K) "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.

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

(M) "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.

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

(O) "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.

(P) "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

207952702

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.

(Q) "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 MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, with power of sale, the following described property located in the

COUNTY  
[Type of Recording Jurisdiction]

of

OUTAGAMIE  
[Name of Recording Jurisdiction]

LOT FOUR (4), BLOCK "C" OF BLACKS PLAT OF PART OF PRIVATE CLAIM  
NO. 33 LYING BETWEEN LAWE STREET AND PLANK RD., CITY OF  
KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.  
TAX KEY NUMBER: 32-2-0104-00

which currently has the address of

1501 GREEN BAY ROAD  
KAUKAUNA

[City], Wisconsin 54130

[Street]  
[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 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 required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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.



207952702

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.

Witnesses:

\_\_\_\_\_  
JOHN L MILLER 24mar03 (Seal)  
-Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

207952702

IN WITNESS WHEREOF, Borrower(s) has executed this VA Guaranteed Loan and Assumption Policy Rider.

JOHN L. MILLER 24mar03 \_\_\_\_\_  
-Borrower -Borrower

\_\_\_\_\_  
-Borrower -Borrower

\_\_\_\_\_  
-Borrower -Borrower

\_\_\_\_\_  
-Borrower -Borrower



## 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

MILLER, JOHN L  
1501 GREEN BAY RD  
  
KAUKAUNA, WI 541300000

### PROPERTY INFORMATION

Parcel ID: 322010400  
Document #: 001468883  
Tax Districts:  
KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,019.95
<u>Second:</u>	1,105.00
<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>	2,210.81
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,124.95
<u>Amount Paid:</u>	2,124.95
(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 4 BLK C

Municipality: CITY OF KAUKAUNA  
Property Address: 1501 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	86,000	100,800
				<hr/>
	0.17	14,800	86,000	100,800
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				95,536

### 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>
12/27/12	2271	25.50	0.00	25.50
12/27/12	2270	2,099.45	0.00	2,099.45