

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. 68487

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 One (1), Block D, Black's Plat of Part of Private Claim 33, lying between Lawe Street and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322013400

PROPERTY ADDRESS: 1613 Green Bay Road, Kaukauna, WI 54130

MAILING ADDRESS: N6545 Harrison Rd., Hilbert, WI 54129

TITLE VESTS:

Fran Nelson by virtue of a Quit Claim Deed dated January 14, 2011 and recorded January 19, 2011 as Doc. No. 1901040.

MORTGAGES:

Mortgage executed by Frances E. Nelson a/k/a Fran Nelson and Peter J. Kordiyah, wife and husband to Wells Fargo Bank, N.A. in the amount of \$35,500.00, dated February 15, 2011 and recorded February 16, 2011 as Doc. No. 1903652.

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.

Rental Unit Energy Efficiency Standards Stipulation attached to Warranty Deed recorded as Doc. No. 1624047.

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 \$1,789.26, have been paid.

Assessments: Land: \$14,800 Improvements: \$67,300 FMV: \$77,813

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

1901040

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

Recorded
January 19, 2011 2:19 PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
FEE EXEMPT 77.25-(15S)
Total Pages: 1



THIS DEED, made between Fran Nelson Properties, LLC by
Fran Nelson, its sole member

("Grantor," whether one or more),
and Fran Nelson

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Outagamie County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot One (1), Block D, BLACKS PLAT OF PART OF PRIVATE CLAIM NO. 33, lying between Lawe Street and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

Recording Area

Name and Return Address
Grantee

Knight Barry Title
5697 Grande Market
Appleton, WI 54913

322 013400

Parcel Identification Number (PIN)

This is not _____ homestead property.
(is) (is not)

Dated January 14, 2011

Fran Nelson Properties, LLC

(SEAL)

* Fran Nelson

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Jeffrey B. Green/(540399)bjs
Knight-Barry Title Services, LLC

ACKNOWLEDGMENT

STATE OF WISCONSIN

OUTAGAMIE COUNTY

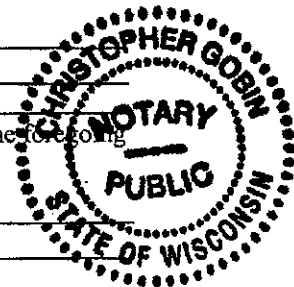
) ss.

Personally came before me on January 14, 2011
the above-named Fran Nelson

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

* Christopher Gobin

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: October 19, 2014)



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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

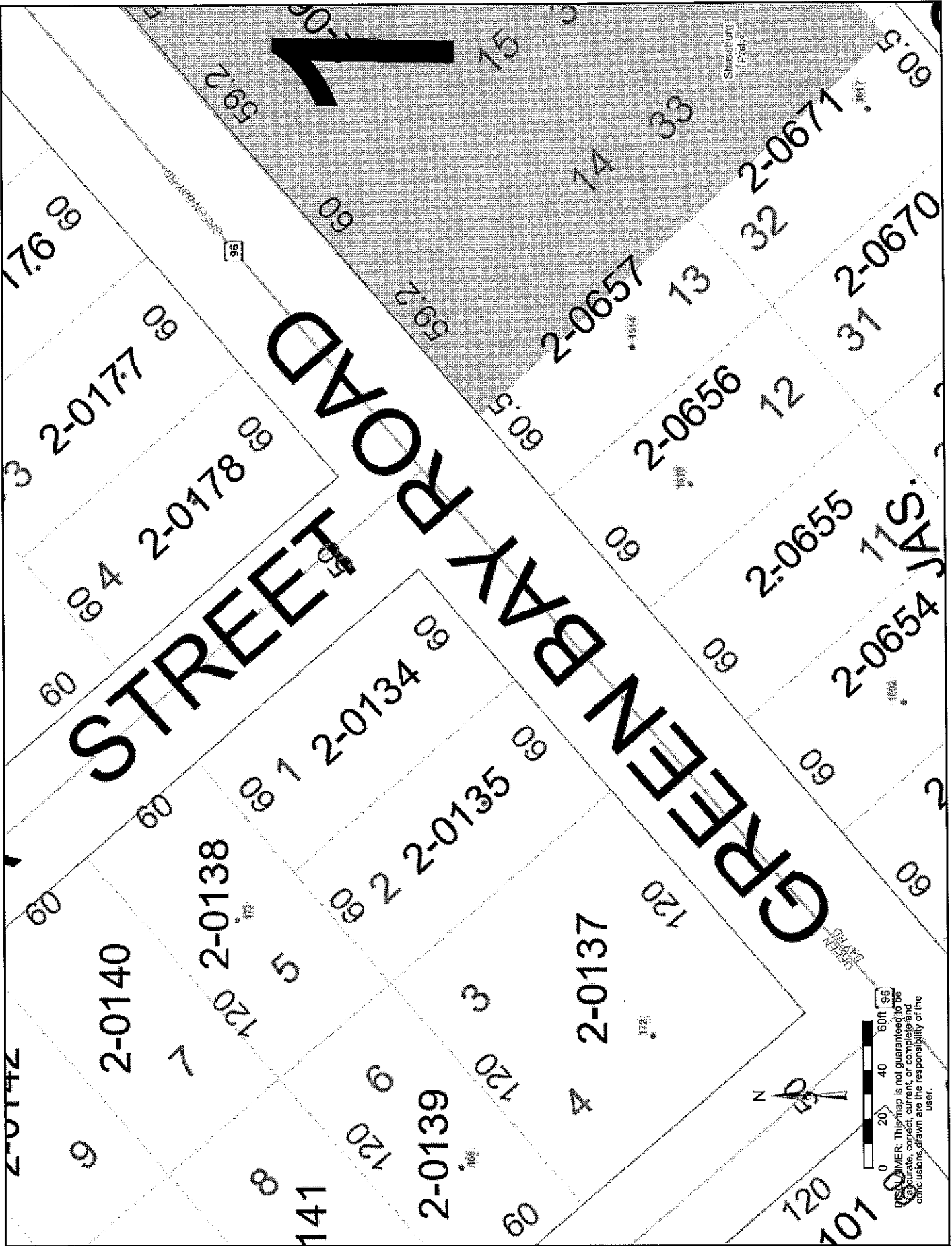
QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

STREET DOVOROKVANNEN GR



1624047

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

This Deed, made between Raymond P. Bath and
Melissa A. Bath, as tenants in common, single
persons

Grantor,
and Frances E. Nelson, a married person individually

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

Lot One (1), Block D, BLACKS PLAT OF PART OF PRIVATE
CLAIM 33, lying between Lawe Street and Plank Road,
City of Kaukauna, Outagamie County, Wisconsin.

TRANSFER
\$ 240.00
FEE

WHZ
ATTACHED

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
restrictions and easements of record, recorded building and use restrictions and covenants, municipal and zoning ordinances, current taxes
and assessments not yet due.

Dated this 14 day of July, 2004

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

JUL 22 2004

AT 11:20 O'CLOCK A.M. P.M.
JANICE FLENZ
REGISTER OF DEEDS

Recording Area

Name and Return Address

Grantee
6545 Harrison Road
Hilbert, WI 54129

FA-844821-1

322 013400

Parcel Identification Number (PIN)

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

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

Outagamie County)

Personally came before me this 14th day of
July, 2004 the above named
Raymond P. Bath and Melissa A. Bath

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney David J. Winkel

Neenah, Wisconsin

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

to me known to be the person S who executed the foregoing
instrument and acknowledged the same.

John Gabbey
Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: December 23, 2004)

*Names of persons signing in any capacity must be typed or printed below their signature.
WINKEL LAW OFFICE, 36 JEWELERS PARK DRIVE STE 202, NEENAH, WI 54956

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1 - 2000

Commerce control number

STIPULATION Rental Unit Energy Efficiency Standards

Type or print using black ink

Personal information you provide may be used for secondary purposes [Privacy Law s. 15.04(1)(m)].

The Department of Commerce does not discriminate on the basis of disability in the provision of services or in employment. If you need this printed material interpreted or in a different form or if you need assistance in using this service, please contact us, TTY 608-264-8777.

Sellers names: RAYMOND P. BATH MELISSA A. BATH		Rental building location - Street Address: 1613 GREEN BAY ROAD	
Street address: 110 W. 11ST, APT. 6		City: KAUKAUNA	County: OUTAGAMIE
City: KAUKAUNA	State WI	Zip Code: 54130	Number of rental buildings on this property: 1
Sellers telephone number including area code: 920-759-9505		Number of rental units in building: 1	

Legal description of rental unit property. You may attach a separate sheet:

LOT ONE (1), BLOCK D, BLACKS PLAT OF PART OF PRIVATE CLAIM 33, LYING BETWEEN LAWE STREET AND PLANK ROAD, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Return to:

FRANCES NELSON
N6545 HARRISON RD.
HILBERT, WI 54129

PARCEL IDENTIFICATION NUMBER:(PIN) 322 013400

PIN: 322 013400

Instructions: Information concerning the seller and the property should be filled in above. Information concerning the buyer and the buyer's signature should be filled in below. The Stipulation must then be submitted to the Department of Commerce or to a Commerce agent for validation. A list of these agents is available by calling (608) 267-4405. General questions should be directed to (608) 267-2240. If there is not a Commerce agent in your area, send the Stipulation and a non-refundable \$50 filing fee (do not send cash) to the address listed below. * Make the check payable to the Wis. Dept. of Commerce. The validated Stipulation will be returned to the buyer as noted below, or to another party as designated in the "Return to" block above. **SEE BACK OF THIS FORM FOR ADDITIONAL INFORMATION.**

This document is valid only if no previous Stipulation or Waiver is currently on file for this property.

STIPULATION AGREEMENT

Fiscal Code: 7646

I (we) agree to bring the above described property into compliance with Comm 87 energy standards no later than one year from date of validation.

Print Buyers names: FRANCES E. NELSON	Buyers signatures: <i>Frances E. Nelson</i>	Date signed: 7-15-2004
Buyers street address: N6545 N. HARRISON ROAD	Buyers city, state, and zip code: HILBERT, WI 54129	Buyer telephone number including area code: 920-853-3444

Validated by: ☐ Department of Commerce
☐ Commerce agent | Auth or Tax Rev #: **044-999**

Date Validated:
7-22-04

Commerce Transfer Authorization Number:

Official's Signature:

Expiration date one year from date validated:
7-22-05

S-110478

Print officials name:

Official title:

Municipality and County:

STATE OF WI
TRANSFER
AUTHORIZATION
NUMBER
S-110478

Mary J. Baxter **Co Clerk-Steno** **Outagamie**

TRANSFER OF STIPULATION

If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 67, the new buyer must sign below and forward a copy of this document to Commerce at the address listed below. * By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.

Print new buyers name:	New buyers signature:	Date signed:
New buyers street address:	New buyers city, state and zip code:	New buyers telephone number including area code:

TRANSFER OF STIPULATION

If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 67, the new buyer must sign below and forward a copy of this document to Commerce at the address below. * By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.

Print new buyers name:	New buyers signature:	Date signed:
New buyers street address:	New buyers city, state and zip code:	New buyers telephone number including area code:

*This instrument was drafted by: Wisconsin Department of Commerce, Rental Weatherization, PO Box 7302, Madison, WI 53707-7302 Telephone: (608) 267-2240

SBD-7115 (R.3/01)

Copy Distribution: 1 -Recording (original with stamp); -1- Agent; -1- Commerce

1903652

MORTGAGE

Recorded
February 16, 2011 4:16 PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages: 19

DOCUMENT NUMBER

NAME & RETURN ADDRESS
FINAL DOCUMENTS X2599-024

405 SW 5TH STREET
DES MOINES, IA 50309-4600

PARCEL IDENTIFIER NUMBER
322013400



19

[Space Above This Line For Recording Data]

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 FEBRUARY 15, 2011, together with all Riders to this document.
- (B) "Borrower" is FRANCES E. NELSON A/K/A FRAN NELSON AND PETER J. KORDIYAK, WIFE AND HUSBAND

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is WELLS FARGO BANK, N.A.

Lender is a National Association
organized and existing under the laws of THE UNITED STATES OF AMERICA

0279188494

WISCONSIN-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Wolters Kluwer Financial Services

VMP®-6(WI) (0811)

Page 1 of 15

Initials: _____

NMFL# 3160 (WICM) Rev. 1/2009



Form 3050 1/01

Handwritten initials: JR M

Lender's address is P. O. BOX 5137
DES MOINES, IA 50306-5137

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated **FEBRUARY 15, 2011**

The Note states that Borrower owes Lender **THIRTY-FIVE THOUSAND FIVE HUNDRED AND NO/100**

Dollars

(U.S. \$ *******35,500.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **MARCH 1, 2041**

(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 checked="" type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment 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 of OUTAGAMIE :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

APN: 322013400

LOT ONE (1), BLOCK D, BLACKS PLAT OF PART OF PRIVATE CLAIM NO. 33,
LYING BETWEEN LAWE STREET AND PLANK ROAD, CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN.

which currently has the address of 1613 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 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.

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.

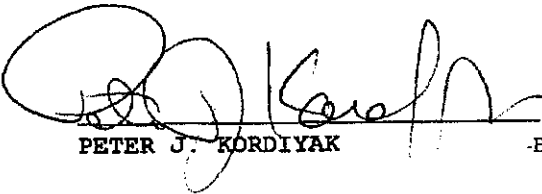
UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this

Handwritten initials: R M

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:

_____  (Seal)
PETER J. KORDIYAK -Borrower

_____  (Seal)
FRANCES E. NELSON -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-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

NELSON, FRAN
N6545 HARRISON RD
HILBERT, WI 541290000

PROPERTY INFORMATION

Parcel ID: 322013400
Document #: 001901040
Tax Districts:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	895.26
<u>Second:</u>	894.00
<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>	1,789.26
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	0.00
<u>Net Tax Due:</u>	1,789.26
<u>Amount Paid:</u>	1,789.26
(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 D

Municipality: CITY OF KAUKAUNA
Property Address: 1613 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	67,300	82,100
<hr/>				
	0.17	14,800	67,300	82,100
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				77,813

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	2142	25.92	0.00	25.92
12/28/12	2141	1,763.34	0.00	1,763.34