

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. 68486

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 "D", according to the recorded Black's Plat of Part of Private Claim 33, lying between Lawe Street and Plank Road, in the Second Ward, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322013500

PROPERTY ADDRESS: 1609 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1609 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Thomas Van Stiphout, Beverly Verbruggen, Shirley Loritz and Noreen Van Dalwyk by virtue of a Quit Claim Deed dated May 24, 1999 and recorded August 13, 1999 as Doc. No. 1338479.

NOTE: Irma Van Stiphout reserved a life estate in the above Deed.

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.

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 \$1,676.55, less first dollar credit of \$85.86 for a balance of \$1,590.69, have been paid.

Assessments:	Land: \$14,800	Improvements: \$62,300	FMV: \$73,074
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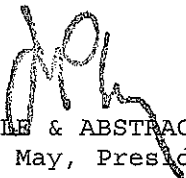
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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

Re-recording.....

1338479

Document Number

QUIT CLAIM DEED

RE-RECORDING DATA....

**OUTAGAMIE COUNTY
RECEIVED FOR RECORD**

AUG 13 1999

AT 1:30 O'CLOCK ~~A.M.~~ P.M.
GRACE HERB

Record this document with the Register of Deeds

Name and return address:

Twohig Law Offices, S.C.
102 N. Madison Street
Chilton, WI 53014

THIS DEED IS BEING RE-RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION

FEE
3.
EXEMPT

pd.
14.00
no
form

SEE RE-RECORDING....

DOC. # 1330447

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

JUN 15 1999

AT 9 O'CLOCK A.M. P.M.
GRACE HERB
REGISTER OF DEEDS

QUIT CLAIM DEED

Irma Van Stiphout, ("Grantor") quit-claims to Thomas Van Stiphout, Beverly Verbruggen, Shirley Loritz and Noreen Van Dalwyk, as tenants in common, ("Grantees") the following described real estate in Outagamie County, State of Wisconsin:

Lot Two (2), Block "D", A.C. Black's Plat,
Second Ward, ~~City of Kaukauna, Outagamie~~
~~County, Wisconsin~~, Plat of Part of Private
Claim No. 33 lying between Lawe Street & *
Tax Parcel No. 32-2-0135-00-2

Record this document with the Register of Deeds

Name and return address:

Irma Van Stiphout
1609 Green Bay Road
Kaukauna, WI 54130

pd
12.00

This is homestead property.

FEE
\$ 8
EXEMPT

*Plank Rd, City of Kaukauna,
Outagamie County, Wisconsin.

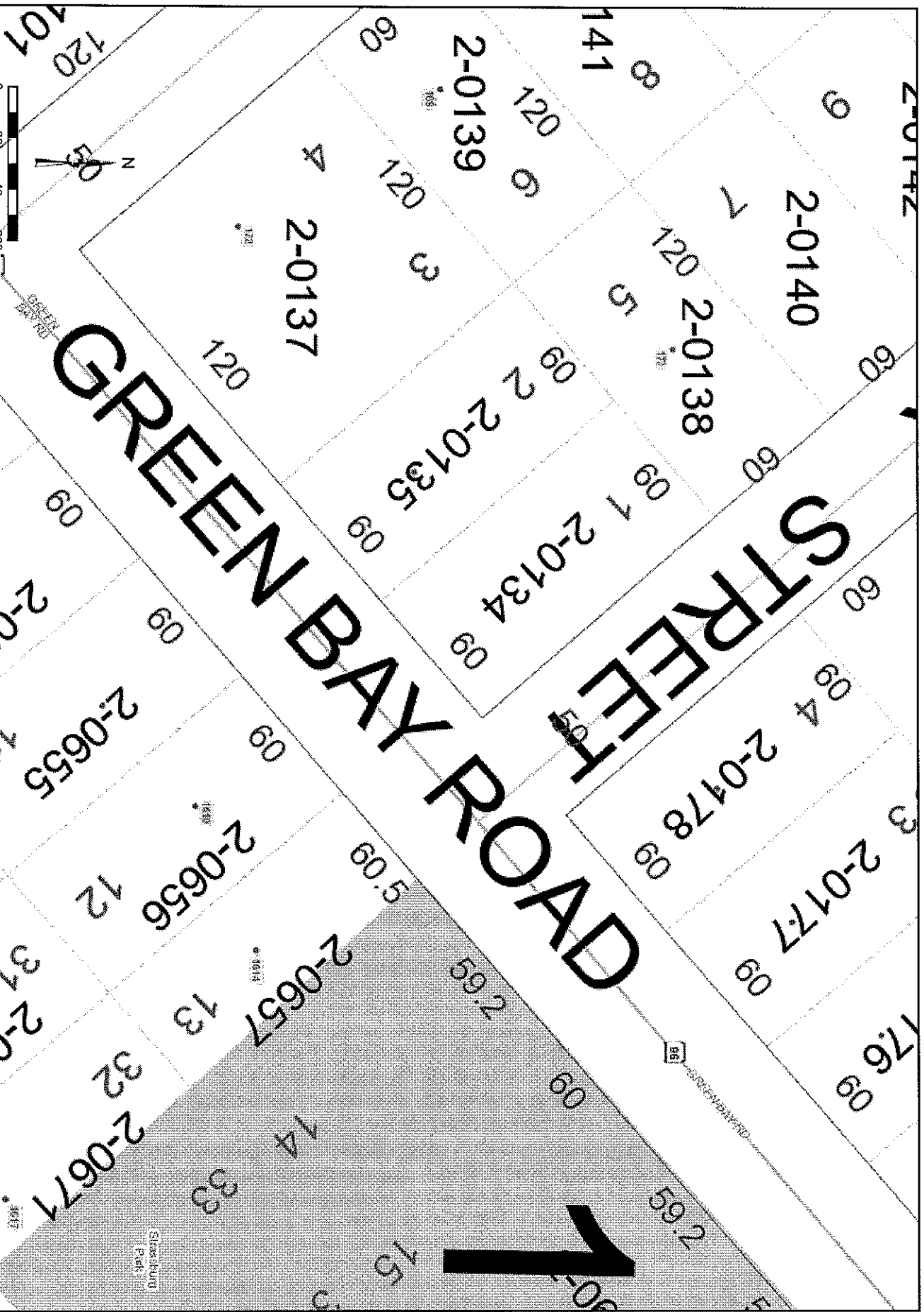
Grantor's Reserved Rights of Occupancy:

The above conveyance is made subject to the Grantor's reservation of the right to reside or to continue to reside in and to occupy the real estate, including the residence and garage. By acceptance of this Deed, the Grantees acknowledge the following reservations and restrictions and their agreement to be bound by such reservations and restrictions. The right of occupancy shall be subject to the following terms and conditions:

1. The Grantor's right to reside in the residence shall continue until terminated as provided in Section 2.
2. During the term of her occupancy, the Grantor shall pay real estate taxes, property insurance, and provide for the day-to-day maintenance of the real estate.
2. This right to reside in such residence shall continue until terminated by the occurrence of the following:
 - a. The death of the Grantor; or
 - b. If the Grantor ceases to reside in the residence for a continuous period of six months. If such event occurs, a Grantee may execute and deliver an affidavit that the occupancy has ceased for a continuous period of six months or more. Such affidavit shall be conclusive evidence insofar as third parties are concerned that the right has terminated. Any person acting in reliance upon such affidavit shall incur no liability because of such reliance; or
 - c. If the Grantor's attending physicians determine that the Grantor no longer is able to reside in the residence due to physical or mental inability or incapacity. Such determination shall be evidenced by a written statement, from her attending physician, of the occurrence of this event. Such a written statement shall be a sufficient and binding determination of the termination of this right of occupancy; or
 - d. The voluntary written termination of such right by the Grantor; or
 - e. Any combination of the above in relation to the Grantor.

Drafted by:
Attorney Kim M. Rietbrock
Twohig Law Offices, S.C.
102 N. Madison Street
Chilton, WI 53014
(920) 849-4999

DAVID RAY GREEN STREET



DISCLAIMER: This map is not guaranteed to be accurate. The user assumes all responsibility for the conclusions drawn from its use.

2nd. The aspect and lot lines are of right angles to the center line of the Plant Road.

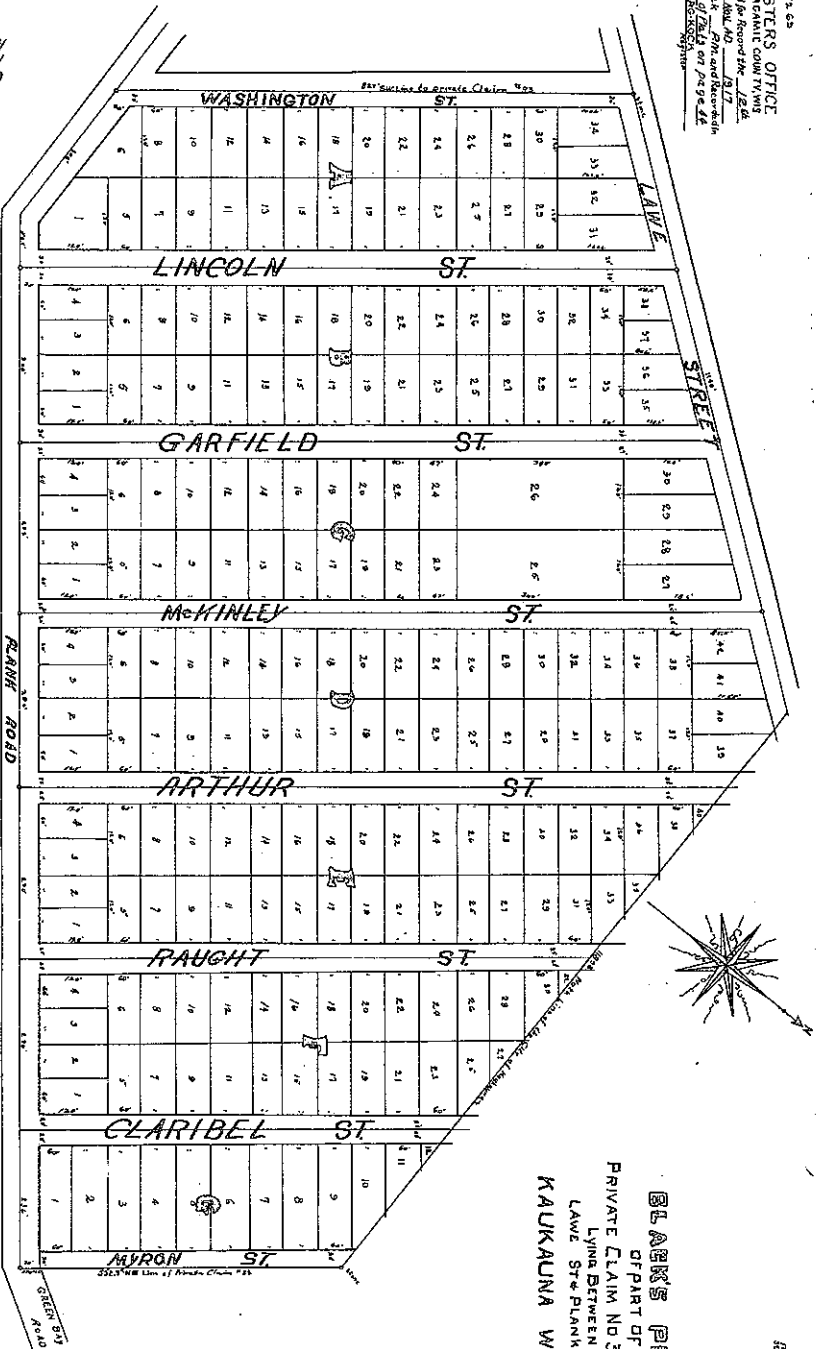
3rd. That road running and map by the direction of the owners whose names are made out.

4th. That the map is correct representation of all the adjoining lots as surveyed and showing divisions made and directions.

5th. That the monuments introduced, where shown on attached plat

BLANKS PLAT
OF PART OF
PRIVATE CLAIM NO 33
LYING BETWEEN
LAWE ST & PLANK ROAD
KAUKAUNA WIS.

Scale 1:100'
June 28, 1917



SURVEYORS CERTIFICATE.

[illegible]



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

VANSTIPOUT, THOMAS
1609 GREEN BAY RD
KAUKAUNA, WI 541300000

CO-OWNER(S)

LORITZ, SHIRLEY
VANDALWYK, NOREEN
VANSTIPHOUT, IRMA (LE)
VERBRUGGEN, BEVERLY

PROPERTY INFORMATION

Parcel ID: 322013500
Document #: 001338479
Tax Districts:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

PROPERTY DESCRIPTION

BLACK PLAT OF PRT PC #33 LOT 2 BLK D
Municipality: CITY OF KAUKAUNA
Property Address: 1609 GREEN BAY RD

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	752.69
<u>Second:</u>	838.00
<u>Third:</u>	0.00
<u>Fourth:</u>	0.00

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.17	14,800	62,300	77,100
				<hr/>
	0.17	14,800	62,300	77,100
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				73,074

SPECIAL ASSESSMENT DETAIL

<u>Code</u>	<u>Description</u>	<u>Amount</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>	1,676.55
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,590.69
<u>Amount Paid:</u>	1,590.69
(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>
12/28/12	1952	1,590.69	0.00	1,590.69