Bay Title & Abstract, Inc.

John C. May President 345 S. Monroe Avenue Green Bay, WI 54301 Phone 920-431-6100 Fax 920-431-6101

LR NO. 68490

TITLE SEARCH REPORT

Wisconsin Dept. of Transportation Northeast Region

944 Vanderperren Way Green Bay, WI 54304

ATTN: Ruth Johnson

PROJECT NO: 44075-33-00

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: September 5, 2013 at 12:01 a.m.

LEGAL DESCRIPTION:

All of Lot Two (2), Block "E", according to the recorded Black's Plat of Part of Private Claim 33, lying between Lawe Street and Plank Road, in the City of Kaukuana, Outagamie County, Wisconsin.

TAX PARCEL NO. 322017600

PROPERTY ADDRESS: 1709 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1709 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Martin Goffard and Stana Goffard, husband and wife by virtue of a Personal Representative's Deed dated December 2, 2011 and recorded December 13, 2011 as Doc. No. 1930295.

MORTGAGES:

Mortgage executed by Martin Goffard and Stana Goffard to Fox Communities Credit Union in the amount of \$15,120.00, dated November 7, 2012 and recorded November 15, 2012 as Doc. No. 1966403.

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 A.C. 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 \$1,604.39, less first dollar credit of \$85.86 for a balance of \$1,518.53, have been paid.

Assessments:

Land: \$14,800

Improvements: \$59,100

FMV: \$70,041

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 & ABSTRACY, INC. John C. May, President

1930295

THIS DEED, made between Judith Spietz as Personal Representative of the estate of Myron J. Moulemans ("Decedent"), ("Grantor," whether one or more), and Martin Goffard and Stane Goffard, husband and wife as survivorablip marital property ("Grantor," whether one or more). Grantor conveys to Grantee, without warranty, 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). All of Lot 2, in Block "E" A.C. BLACK'S PLAT OF PART OF PRIVATE CLAIM NO. 33 lying Between Lawe Street and Plank Road, City of Kaukauna, Outagamie County, Wisconsin. Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which the Personal Representative has since acquired. Dated December 2 2011 PERSONAL REPRESENTATIVE: AUTHENTICATION Signature(s) of Judith Spietz State of Wisconsin Personally came before me on ACKNOWLEDGMENT STATE OF JIS COUNTY Personally came before me on ACKNOWLEDGMENT STATE OF JIS COUNTY Personally came before me on ACKNOWLEDGMENT TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Authenticated on December Paul M. Cornett ITHIS MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Authenticated on County (Signatures and be authenticated or accommend) (expires: 2 — 1)—13 Noticy Public, State of Visconsis (is permanent) (expires: 2 — 1)—13	Document Number	State Bar of Wisconsin F PERSONAL REPRESENT. Document Name	ATIVE'S DEED	Recorded December 13, 2011 2:26 PM OUTAGANIE COUNTY JANICE FLENZ REGISTER OF DEEDS Fee Amount: \$30.00 Transfer Fee: \$189.00 Total Pages: 1
("Grantee," whether one or more), and Martin Goffard and Stana Goffard, husband and wife as survivorable martial property ("Grantee," whether one or more). Grantee or more). Grantee, with out warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in County, Van Highelf Cornett, LLP 200 E. Hig	THIS DEED, made between	Judith Spietz		
and Stane Goffard, husband and wife as survivorship marital property ("Grantce," whether one or more). Grantce conveys to Grantce, without warranty, 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): All of Lot 2, in Block "E" A.C. BLACK'S PLAT OF PART OF PRIVATE CLAIM NO. 33 lying Between Lawe Street and Plank Road, City of Kaukauna, Outagamie County, Wisconsin. Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which the Personal Representative has since acquired. (is) (is not) Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which the Personal Representative has since acquired. Dated December 2 .2011 PERSONAL REPRESENTATIVE: AUTHENTICATION Signature(s) of Judith Spletz Signature(s) of Judith Spletz AUTHENTICATION Signature(s) of Judith Spletz State of December 2 .2011 Personally came before me on Convey to Outry (SEAL) AUTHENTICATION Signature(s) of Judith Spletz TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Attorney Paul M. Cormett Little Chute, Wisconsin (is permanent) (expires: 2 13)	as Personal Representative o	f the estate of Myron J. Meulemans		
Granter conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): All of Lot 2, in Block "E" A.C. BLACKS PLAT OF PART OF PRIVATE CLAIM NO. 31 lying Between Lawe Street and Plank Road, City of Kaukauna, Outagamle County, Wisconsin. Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which the Personal Representative has since acquired. Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which the Personal Representative has since acquired. Dated December 2, 2011 PERSONAL REPRESENTATIVE: Judith Spletz AUTHENTICATION Signature(s) of Judith Spletz AUTHENTICATION Signature(s) of Judith Spletz ** AUTHENTICATION S	•			
Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired. Dated December 2 2011 PERSONAL REPRESENTATIVE: Judith Spletz (SEAL) AUTHENTICATION Signature(s) of Judith Spletz (SEAL) ** AUTHENTICATION Signature(s) of Judith Spletz (SEAL) ** ** ** ** ** ** ** ** **	Grantor conveys to Grante together with the rents, Outagamie needed, please attach addend All of Lot 2, in Block "E" A	e, without warranty, the following de profits, fixtures and other appurte County, State of Wisconsin ("Propert lum): C. BLACK'S PLAT OF PART OF PRI	mant interests, in y") (if more space is	Name and Return Address Grantees Van Hoof, Van Hoof & Cornett, LLP 200 E. Mal Parent, P.O. 27 1709 Green Bay Rd
Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired. Dated December 2 ,2011 PERSONAL REPRESENTATIVE: AUTHENTICATION Signature(s) of Judith Spletz * AUTHENTICATION Signature(s) of Judith Spletz * AUTHENTICATION STATE OF 15 COS1) ss. authenticated on December , 2011 * Personally came before me on December 1, 2001 to me known to be the person(s) who executed the foregoing instrument and acknowledged the same. * Notary Paul M. Cormett ITILE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Attorney Paul M. Cormett Little Chute, Wisconsin My commission (is permanent) (expires: 2 10 - 13)		reet and Plank Road, City of Naukauf	is, Onts Banne	
Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired. Dated December 2 ,2011 PERSONAL REPRESENTATIVE: AUTHENTICATION Signature(s) of Judith Spletz AUTHENTICATION Signature(s) of Judith Spletz **Paul M. Cornett* TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Attorney Paul M. Cornett Little Chute, Wisconsin This is an interest in the Property which the Personal Representative has since acquired. SEAL) **COUNTY (SEAL) **Paul M. Cornett* To me known to be the person(s) who executed the foregoing instrument and acknowledged the same. **Notary Public, State of Wisconsin My commission (is permanent) (expires: 2 - 0 - 13 - 13)				
Dated December 2 . 2011 PERSONAL REPRESENTATIVE: AUTHENTICATION Signature(s) of Judith Spietz * AUTHENTICATION Signature(s) of Judith Spietz * Paul M. Cornett TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Attorney Paul M. Cornett Little Chute, Wisconsin December 2 . 2011 (SEAL) (SEAL) (SEAL) ACKNOWLEDGMENT STATE OF				This Is homestead property.
PERSONAL REPRESENTATIVE: Comparison	Personal Representative by immediately prior to Deceden	this Deed does convey to Grantee a	II of the estate and i in the Property which	nterest in the Property which Decedent had the Personal Representative has since acquired.
AUTHENTICATION Signature(s) of Judith Spietz * AUKNOWLEDGMENT STATE OF ST	Dated December 2	, 2011		
Signature(s) of Judith Spietz authenticated on December , 2011 Personally came before me on December 1, 2001 * Paul M. Cornett TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Attorney Paul M. Cornett Little Chute, Wisconsin STATE OF WISCONSIN (COUNTY) Personally came before me on December 1, 2001 the above-named 1, 2011 to me known to be the person(s) who executed the foregoing instrument and acknowledged the same. * Notary Public, State of Wisconsin My commission (is permanent) (expires: 2-17-13	Jedete Spe		+	(SEAL)
* Paul M. Cornett TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06) THIS INSTRUMENT DRAFTED BY: Attorney Paul M. Cornett Little Chute, Wisconsin December 1, 2001 Personally came before me on December 2, 2001 the above-named 1 in Spiel 2. To me known to be the person(s) who executed the foregoing instrument and acknowledged the same. Notary Public, State of 1 is consistent.			_	is consi-
* Paul M. Cornett TITLE: MEMBER STATE BAR OF WISCONSIN (If not,	authenticated on December	, 2011 .	Outagan	(COUNTY)
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same. THIS INSTRUMENT DRAFTED BY: Attorney Paul M. Cornett Little Chute, Wisconsin to me known to be the person(s) who executed the foregoing instrument and acknowledged the same. * Decucles* Notary Public, State of USCONSIAN My commission (is permanent) (expires: 2-1)-13				
Attorney Paul M. Cornett Notary Public, State of USCONS Little Chute, Wisconsin My commission (is permanent) (expires: 2-1)-13	(If not,		to me known to be instrument and ackn	e the person(s) who executed the foregoing owledged the same.
		FTED BY:	•	
	Little Chute, Wisconsin	<u> </u>	-	

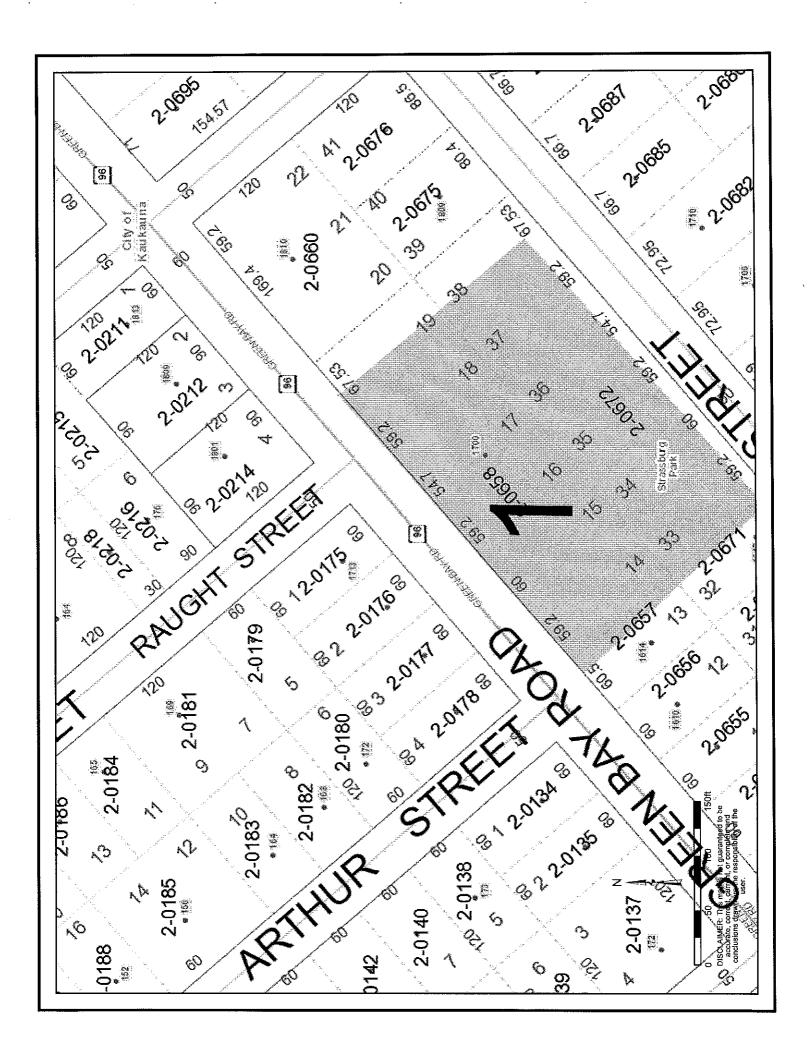
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

PERSONAL REPRESENTATIVE'S DEED 62003 STATE BAR OF WISCONSIN FORM NO. 5-2003

*Type name below signatures.

INFO-PROD www.infoproforms.com



REGISTERS OFFICE OUTFORM E COUNTY WILL SEE COUNTY WITH SEE COU Infroduced & Adopted by the Common Conceil of the City of Koukaunc, Wis Angust E. 1918 and November 6, 1917 Alleest, L.C. Wulph Alleest, L.C. Wulph Ä 26 6 ĕ ,, ~ 7. ğ 22 3 2 LACE WITH the block a surveyor of the nexts to bit, a chemistry certify as follows. That is an objective of the surveyor of the next surveyor mapped and philled by a certification of the surveyor of the sur 32 line of the Plank Road

The I made survey and map by the direction of the owners

The I made survey and map by the direction of the owners

whose names are herewith attached

whose names are herewith attached ū 2 7.2 Uj ដ ÷ ī = That sionemoniments are placed where s hown on actached plat *\$7*. LINCOLN idhs map is a correct representative of all exterior bound-eds surveyed and showing divisions made and dimensions stract and lot lines are at right angles to the center Plank Road ž Į. ĕ ò Į, 7 ě 9 2 20 28 9 ŗ 2 Ç, . 5 Ğ r, 19 5 2 **19** r ï 3 -S7 GARFIELD ò ŝ 8 10 4 ø 7 7 2 130 10 **(**9) 28 4 4 • ja V ä 10 1 ç SURVEYORS CERTIFICATE MCHINLES FLANK ROAD 6 **8** ŭ ĭ Į, 24 ii B 6 ř 22 * 2 ŭ. þ 3 14 P 25 ĕ ũ بر Ħ 2 ٤ ť ARTHUR S 7. ÷ ŗ ÷ 5 20 of II. That I have fully complicativity he provisions of Chapter, Alloy for white a state of the review of the data of the control of the the chapter of the control of the theory of the theory of the theory of the theory of the control of the con ¢ ۱ ت 7 * ř 2 ř 22 è ä . 14 25 5 M 29 ķ Ņ 3 ñ RAUGHT SZ P. 2 jų. è 8 4 ř 5 8 ď ř 4 je. ٠ ټ 10 è <u>19</u> 3 CLARIBEL \$7 PRIVATE CLAIM No 33 7 KAUKAUNA WIS. b BLACK'S PLAT Þ -3 LAWE STAPLANK ROAD (A) OF PART OF A CREEN BAY June 28,1917 Scale 1. 100'

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MORTGAGE

to an individual for personal, family, or house pages. Also used for subordinate mortgage i \$25,000 or a second mortgage real estate

Account No. 78443-622 in consideration of the sum FIFTEEN THOUSAND ONE HUNDRED TWENTY & 00/100 Dollars (\$ 15,126.00), the receipt of which is acknowledged, MARTIN GOFFARD AND STANA GOFFARD. HUSBAND AND WIFE ("Mortgagor," whether one or more) mortgages, conveys, grants a security interest, and warrants to FOX COMMUNITIES CREDIT UNION Credit Union ("Credit Union"), of APPLETON and its successors and assigns the following described real estate in OUTAGAMIE County Wisconsin together with all OUTAGAMIE County, Wisconsin, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all awards and payments made as a result of the exercise of the right to eminent FOX COMMUNITIES CREDIT UNION domain, and all existing and future improvements and fixtures (all called the "Property"), 3401 E CALUMET STREET APPLETON, WI 54915-0000 to wit: FA 2365476 Parcel ID Number __ 322017600 Parcel ID Number 322017600

ALL OF LOT TWO (2) IN BLOCK "E" IN A.C. BLACK'S PLAT OF PART OF PRIVATE CLAIM NO. 33 LYING BETWEEN LAW STREET AND PLANK ROAD, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN. This is a construction mortgage. Check if applicable: Description of property is continued on an attached sheet. Check one: This X (is) (is not) the homestead of Mortgagor Covenant of Title. Mortgagor covenants that Mortgagor is selzed of good title to the Property In fee simple, free and clear of all liens and encumbrances, except restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due, a prior mortgage ("First Mortgage") to NONE Mortgagor will forever warrant, guarantee and defend the title and quiet possession of the Property against all other claims. Mortgage as Security. This Mortgage is given to secure prompt payment to the Credit Union of the following (together, the "Obligations"): (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges according to the terms of a Promissory Note of Borrower to Credit Credit Union of this date (or dated Novembar 07, 2012.) and any extensions, renewals, modifications, or refinancings thereof ____) and any extensions, renewals, modifications, or refinancings thereof signed by any Borrower (all called the "Note"); (b) the payment of any additional and subsequent advances or payments made by the Credit Union to any Borrower or Mortgagor, whether alone or with one or more others; (c) the performance of all covenants, conditions and agreements contained in this Mortgage; and (d) the payment of all sums, with interest, paid by the Credit Union under § 6 to protect the security of this Mortgage. If the Obligations and all additional and subsequent advances made by the Credit Union are paid, each according to their terms, and all other obligations, terms, conditions, covenants and agreements contained in this Mortgage or the Note are met, then the Credit Union will satisfy this Mortgage upon request of Mortgagor. SEE REVERSE SIDE FOR ADDITIONAL BROVISIONS November, 2012 Martin MARTIN GOFFARD STANA GOFFARD Mortgagor STATE OF WISCONSIN OUTAGAMIE 11/07/2012 MARTIN GOFFARD AND STANA GOFFARD THIS INSTRUMENT WAS DRAFTED BY: SHERRY L COLEMAN Notary Public OUTAGAMIE EAMELA HOOLIHAN-CALUMET Poredit United Soriginal
Use th card and Federal Truth in Lending Disclosure 82041.

OF White Soriginal Sories 82042 and Federal Truth in Lending Disclosure 82041. My Commission Expires: 10/20/13 * Type or Print Name Signed Above

WCUL (Rev. 10/07) 82043 © 1986-2007 W.C.U.L. Services Corp.

1966403

Recorded
November 15, 2012 12:17 PM
OUTAGANIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount 2020 20 Fee Amount: \$30.00 Total Pages: 2



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

GOFFARD, MARTIN & STANA 1709 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

 Parcel ID:
 322017600

 Document #:
 001930295

 Tax Districts:
 001930295

KAUKAUNA SCHOOL

FOX VALLEY TECH HEART OF VALLEY

TAX INFORMATION

 Installment
 Amount

 First:
 716.53

 Second:
 802.00

 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

1.604.39 Base Tax: Special Assessment: 0.00 85.86 Lottery Credit: 1,518.53 Net Tax Due: Amount Paid: 1,518.53 (View payment history info below) 0.00 Current Balance Due: 0.00 Interest: 0.00 Total Due:

CO-OWNER(S)

PROPERTY DESCRIPTION

BLACK PLAT OF PRT PC #33 LOT 2 BLK E

Municipality:

CITY OF KAUKAUNA

Property Address:

1709 GREEN BAY RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>ımpr.</u>	<u>I otal</u>
Ği	0.17	14,800	59,100	73,900
	0.17	14,800	59,100	73,900
Total Acres:				0.17
Assessment Ratio:				1.0551
Fair Market Value:				70,041

SPECIAL ASSESSMENT DETAIL

٠.		Code			Description		Amount
		2.25.20.22	The second section is	A RESIDENCE OF THE SECOND	i dina atau mangan samat ni 📥		
	- 1940,014	rija tia	선생님 기에서	Search Millian	Data North 🗖		
	VI (II.G.)	HERE I	santab f		Programme at Charles	14, Pa (1964)	0.00

PAYMENT HISTORY

<u>Date</u>		Receipt #	<u>Amount</u>		<u>In</u>	terest		<u>Total</u>
12/14/12		459	1,518.53	. 194		0.00		1,518.53