

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. 68490

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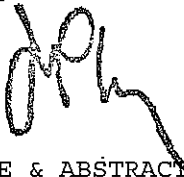
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used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

1930295

Recorded
December 13, 2011 2:26 PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Transfer Fee: \$189.00
Total Pages: 1



State Bar of Wisconsin Form 5-2003
PERSONAL REPRESENTATIVE'S DEED

Document Number

Document Name

THIS DEED, made between Judith Spletzas Personal Representative of the estate of Myron J. Meulemans

("Decedent"), ("Grantor," whether one or more), and Martin Goffard
and Stana Goffard, husband and wife as survivorship marital property

("Grantee," 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.

Recording Area

Name and Return Address Grantees
Van Hoof, Van Hoof & Cornett, LLP
200 E. Main Street, P.O. 27 Little Chute, WI 54140-0027
Green Bay Rd
Kaukauna, WI 54130

322017600

Parcel Identification Number (PIN)

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

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:

Judith Spletz PR
Judith Spletz

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of Judith Spletzauthenticated on December, 2011.* Paul M. Cornett

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Attorney Paul M. CornettLittle Chute, Wisconsin

ACKNOWLEDGMENT

STATE OF Wisconsin

) ss.

Outagamie COUNTY)

Personally came before me on December 2, 2011
the above-named Judith Spletz

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

* Brenda L. Seuchan
Notary Public, State of Wisconsin

My commission (is permanent) (expires: 2-17-13)

(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.

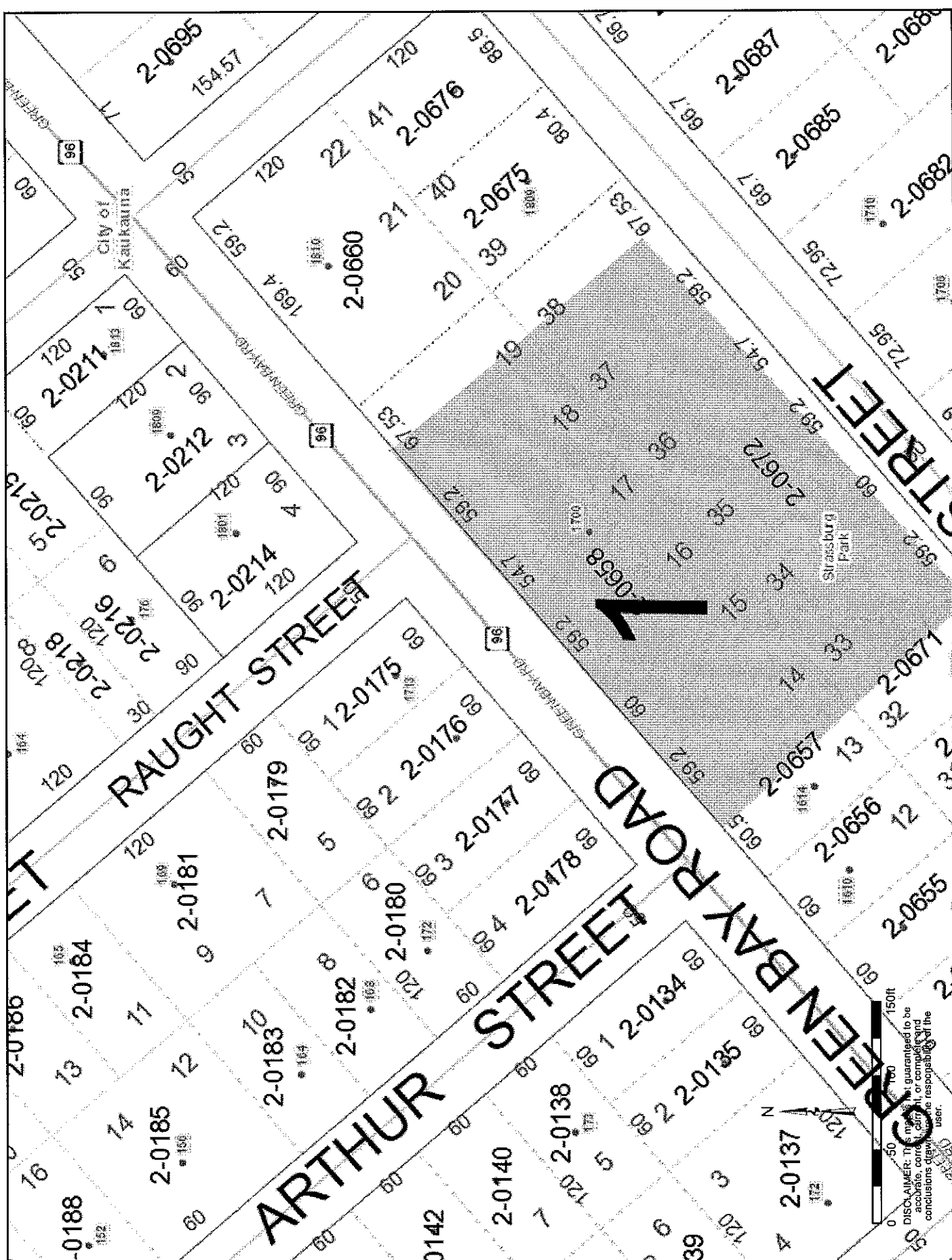
PERSONAL REPRESENTATIVE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 5-2003

*Type name below signatures.

INFO-PRO® www.infoproforms.com



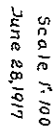
DISCLAIMER: This map is guaranteed to be accurate, correct, current, or complete and the user assumes all responsibility of the conclusions drawn from this map.

2nd. The street and lot lines are at right angles to the center line of the Park Road.

3rd. The lot lines are set back by the direction of the corner where they are intersected.

4th. The lot lines are set back by the direction of the corner where they are intersected.

5th. The lot lines are set back by the direction of the corner where they are intersected.



SURVEYORS CERTIFICATE

[illegible]

P.F. McMahon
 Acting Police warden
 2nd & 11th St
 Sacramento, Calif 95814
 For Warden

1966403

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



MORTGAGE (NON-CONSUMER)

(For use with any size first lien/mortgage real estate loan to an individual for personal, family, or household purposes. Also used for subordinate mortgage loans over \$25,000 or a second mortgage real estate loan where the Credit Union also holds the first mortgage.)

Account No. 78443-622

In consideration of the sum

FIFTEEN THOUSAND ONE HUNDRED TWENTY & 00/100Dollars (\$ 15,120.00), 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, Wisconsin and its successors and assigns the following described real estate in 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 domain, and all existing and future improvements and fixtures (all called the "Property"), to wit:

RETURN TO
FOX COMMUNITIES CREDIT UNION
3401 E CALUMET STREET
APPLETON, WI 54915-0000

FA 236 5776

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.

Check if applicable: ☐ Description of property is continued on an attached sheet.☐ This is a construction mortgage.Check one: This ☒ (is) ☐ (is not) the homestead of Mortgagor.

1. **Covenant of Title.** Mortgagor covenants that Mortgagor is seized 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, dated _____, and NONE

Mortgagor will forever warrant, guarantee and defend the title and quiet possession of the Property against all other claims.

2. **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 Union of this date (or dated November 07, 2012) 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 § 8 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 PROVISIONS.

Signed this 7th day of November, 2012

Martin Goffard
Mortgagor
MARTIN GOFFARD

Stana Goffard
Mortgagor
STANA GOFFARD

STATE OF WISCONSIN

Mortgagor

OUTAGAMIE County } ssThis instrument was acknowledged before me on 11/07/2012 by MARTIN GOFFARD AND STANA GOFFARD

Sherry L. Coleman
Notary Public
SHERRY L. COLEMAN

Notary Public OUTAGAMIEMy Commission Expires: 10/20/13

* Type or Print Name Signed Above

THIS INSTRUMENT WAS DRAFTED BY:

CAMELA HOOLIHAN-CALUMET



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:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	716.53
<u>Second:</u>	802.00
<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>	1,604.39
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,518.53
<u>Amount Paid:</u>	1,518.53
(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 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>Impr.</u>	<u>Total</u>
01	0.17	14,800	59,100	73,900
				<hr/>
	0.17	14,800	59,100	73,900

Total Acres: 0.17
Assessment Ratio: 1.0551
Fair Market Value: 70,041

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>
12/14/12	459	1,518.53	0.00	1,518.53