

# 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. 68535

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:**

Lot Three (3), Block "E", according to the recorded Plat of Black's Plat of Part of Private Claim 33, in the City of Kaukauna, Outagamie County, Wisconsin.

**TAX PARCEL NO.** 322017700

**PROPERTY ADDRESS:** 1705 Green Bay Rd., Kaukauna, WI 54130

**MAILING ADDRESS:** 1705 Green Bay Rd., Kaukauna, WI 54130

### **TITLE VESTS:**

Steven R. Lenhart by virtue of a Warranty Deed dated November 4, 1994 and recorded November 9, 1994 in Jacket 16327 Records, Image 29 as Doc. No. 1140288.

### **MORTGAGES:**

Mortgage executed by Steven R. Lenhart, a single man to F&M Bank - Wisconsin in the amount of \$60,300.00, dated January 22, 2004 and recorded January 29, 2004 as Doc. No. 1596844.

## **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 \$1,660.75, less lottery credit of \$85.86 for a balance of \$1,574.89, have been paid.

Assessments:            Land:    \$14,800    Improvements:    \$61,600            FMV:    \$72,410


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

WARRANTY DEED

THIS DEED, made between C. Florence Weber, a single person,  
GRANTOR, and Steven R. Lenhart, GRANTEE,

WITNESSETH, that the said Grantor, for a valuable consideration of One  
Dollar and other valuable consideration conveys to Grantee the following  
described real estate in Outagamie County, State of Wisconsin:

All of Lot 3 in Block "E" in A.C. BLACK'S ADDITION, City of Kaukauna,  
Outagamie County, Wisconsin, as per recorded plat thereof.

Tax Parcel No. 32-2-0177-00

This is homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And said Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances  
except easements, covenants, conditions and restrictions of record and will warrant and defend the same.

Dated November 4, 1994.

*C. Florence Weber* (SEAL)  
C. Florence Weber

ACKNOWLEDGMENT

State of Wisconsin )  
 ) ss.  
Outagamie County )

Personally came before me on November 4, 1994, the above named C. Florence Weber to me  
known to be the person who executed the foregoing instrument and acknowledge the same.

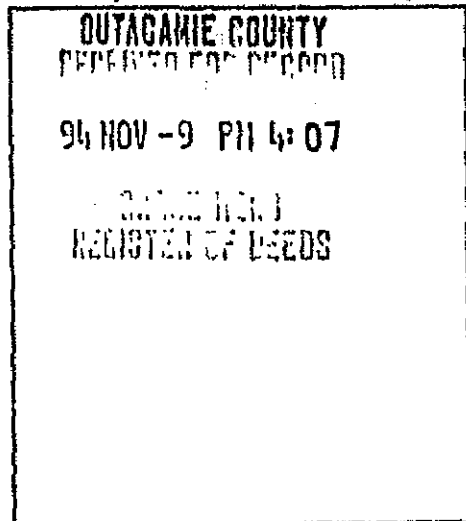
*Alan D. Thiede*  
Alan D. Thiede  
Notary Public, Wisconsin  
My commission expires 8/25/96

This instrument was drafted by  
Attorney Dennis M. Wytleven  
120 East Fourth Street  
P.O. Box 860  
Kaukauna WI 54130-0860

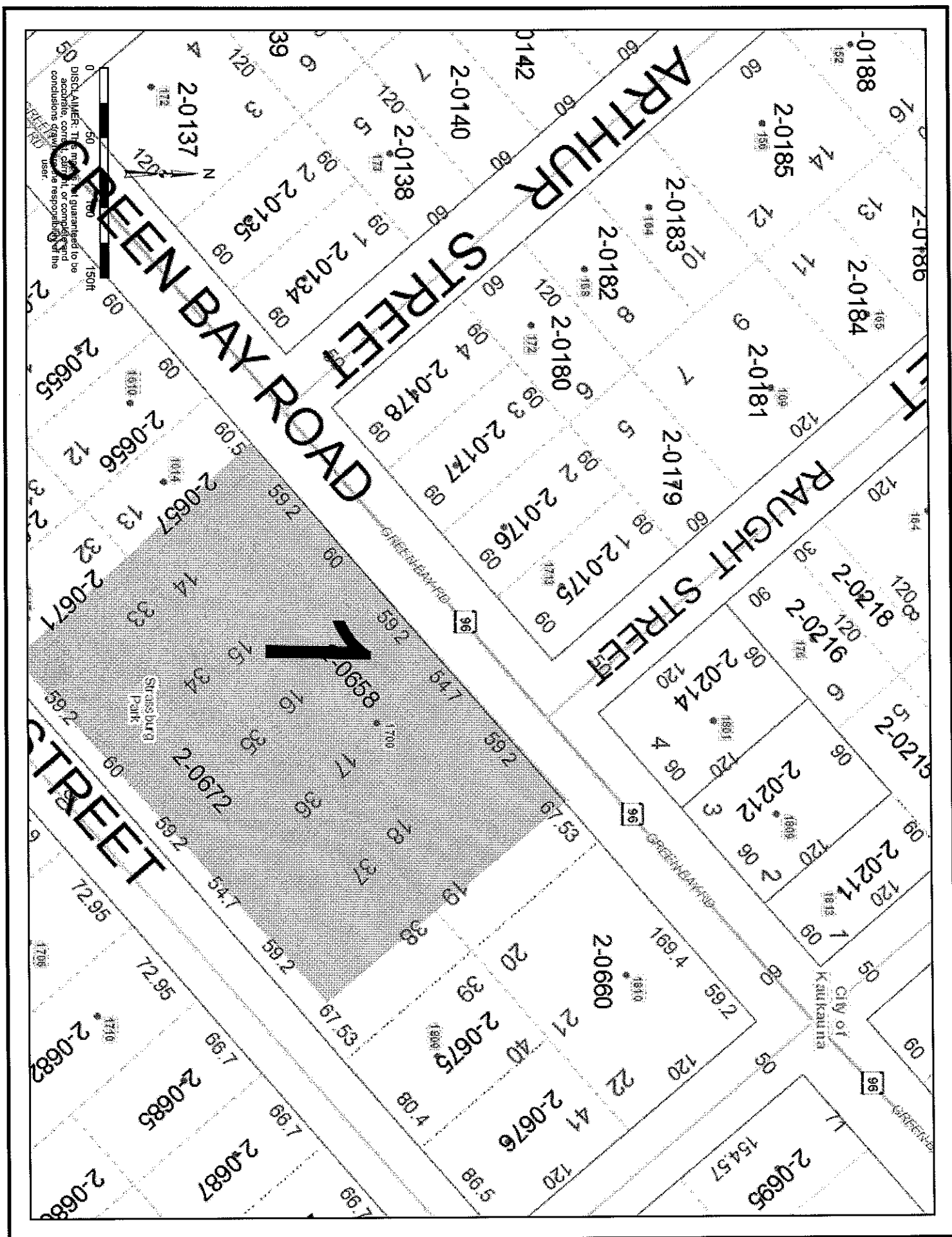
RECORD AND RETURN TO:

Steven R. Lenhart  
1705 Green Bay Road  
Kaukauna WI 54130

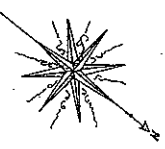
gjanssen\Weber.wd



pd  
10.00  
146.70



5Th.



Scale 1:100'  
June 28, 1917

187 That the following is a corrected description of the bands surveyed and plotted by me on the map, or plat herewith to wit.

[illegible]

# MORTGAGE

DOCUMENT NUMBER

**1596844**

NAME & RETURN ADDRESS

CITIZENS BANK

328 S. SAGINAW STREET,  
FLINT, MI 48502-9985

PARCEL IDENTIFIER NUMBER

32-2-0177-00

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

JAN 29 2004

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

*pd 39.00*

[Space Above This Line For Recording Data]

MIN 1001575-1414722262-3

## 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.

January 22, 2004

(B) "Borrower" is STEVEN R LENHART, A SINGLE MAN

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.

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

Form 3050 1/01

VMP -6A(WI) (0005)

Page 1 of 15

MW 05/00

Initials:

*S.R.L.*

VMP MORTGAGE FORMS - (800)521-7291



(D) "Lender" is F&M BANK- WISCONSIN

Lender is a A WISCONSIN BANKING CORPORATION  
organized and existing under the laws of THE STATE OF WISCONSIN  
Lender's address is FOURTH STREET PLAZA, KAUKAUNA, WI 54130

(E) "Note" means the promissory note signed by Borrower and dated January 22, 2004  
The Note states that Borrower owes Lender Sixty Thousand Three Hundred and no/100  
Dollars

(U.S. \$60,300.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic  
Payments and to pay the debt in full not later than February 1, 2019

(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 type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Other(s) [specify]

(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

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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

of

OUTAGAMIE

:

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

ALL OF LOT THREE (3), IN BLOCK "E", IN A.C. BLACK'S ADDITION, CITY OF KAUKAUNA,  
OUTAGAMIE COUNTY, WISCONSIN, AS PER RECORDED PLAT THEREOF.

which currently has the address of

1705 GREEN BAY RD

KAUKAUNA

("Property Address"):

[Street]

[City], Wisconsin 54130

[Zip Code]

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.

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Initials: S. R. L.

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**Witnesses:**

 (Seal)  
STEVEN R LENHART -Borrower

(Seal)  
Borrower

— (Seal)  
-Borrower

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

— (Seal)  
-Borrower

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

— (Seal)  
-Borrower

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

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## 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

LENHART, STEVEN R  
1705 GREEN BAY RD

KAUKAUNA, WI 541300000

### PROPERTY INFORMATION

Parcel ID: 322017700

Document #:

Tax Districts:

KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	744.89
Second:	830.00
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**

<u>Base Tax:</u>	1,660.75
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,574.89
<u>Amount Paid:</u>	1,574.89
(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 3 BLK E 16327M29

Municipality: CITY OF KAUKAUNA

Property Address: 1705 GREEN BAY RD

### LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
61	0.17	14,800	61,600	76,400
				<hr/>
	0.17	14,800	61,600	76,400
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				72,410

### 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>
07/30/13	12096	830.00	0.00	830.00
12/28/12	2921	744.89	0.00	744.89