

Bay Title & Abstract, Inc.

John C. May
President

345 S. Monroe Avenue
Green Bay, WI 54301

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TITLE SEARCH REPORT

Wisconsin Dept. of Transportation
Northeast Region
944 Vanderperren Way
Green Bay, WI 54304

LR NO. 68541

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

LEGAL DESCRIPTION:

Lot Four (4), Block "E", according to the recorded A.C. Black's Plat of a part of Private Claim 33, Township 21 North, Range Eighteen (18) East, lying between Lawe Street and Plank Road, 2nd Ward, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322017800

PROPERTY ADDRESS: 1701 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1701 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Robert L. Jackels by virtue of a Quit Claim Deed dated November 24, 2008 and recorded December 5, 2008 as Doc. No. 1816198.

MORTGAGES:

Mortgage executed by Robert L. Jackels, an unmarried man to GSF Mortgage Corporation in the amount of \$123,018.00, dated May 27, 2009 and recorded June 3, 2009 as Doc. No. 1837215.

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 \$2,075.56, less lottery credit of \$85.86 for a balance of \$1,989.70, have been paid.

Assessments:	Land: \$14,800	Improvements: \$80,000	FMV: \$89,849
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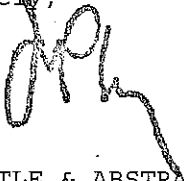
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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.

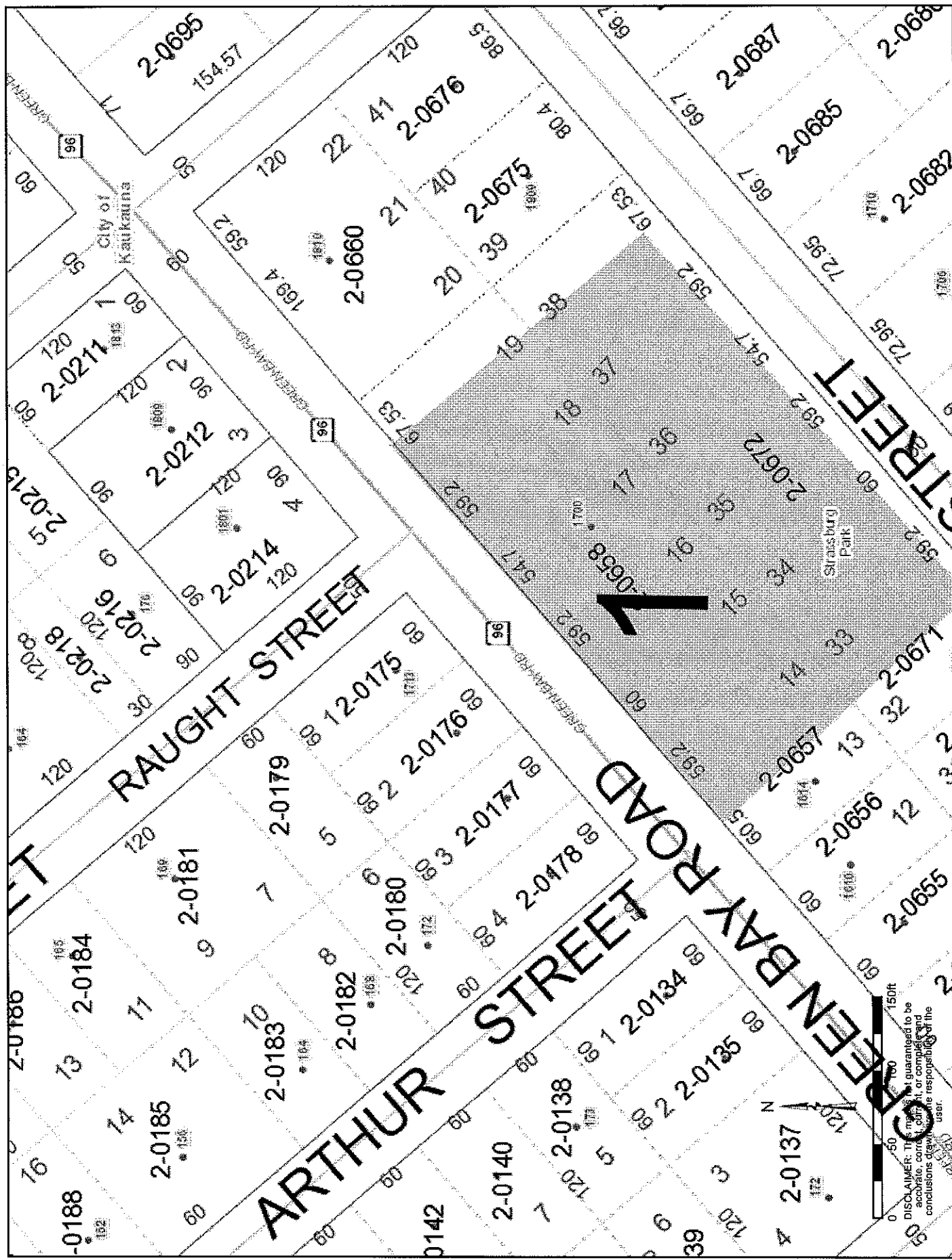
No search has been made for special improvement bonds, special assessments, deferred charges for public works.

Thank you for the opportunity to serve your title needs.

Sincerely,



BAY TITLE & ABSTRACT, INC.
John C. May, President



DISCLAIMER: This map is guaranteed to be accurate, correct, current, or complete and conclusions drawn by the user.

1837215

Recorded
June 03, 2009 AT 11:50AM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$31.00
Total Pages 11



Document Number

MORTGAGE

37214
Jackels

31.00
(11)

Return to:
K&M Title, LLC
11300 75th Street, #101
Kenosha, WI 53142

ENVELOPE

32-2-0178-00

Parcel Identification Number (PIN)

MORTGAGE

DOCUMENT NUMBER

GSF Mortgage Corporation
15430 W Capitol Drive, Suite 100
Brookfield, WISCONSIN 53005
Attn.: SHIPPING DEPT./DOC. CONTROL

PARCEL IDENTIFIER NUMBER
322-017800

mailed
K & M TITLE, LLC
11300 75th STREET #401
KENOSHA, WI 53142
State of Wisconsin

[Space Above This Line For Recording Data]

FHA Case No.
581-3500242-703

MIN: 1003109-0000609548-7
MERS TELEPHONE: (888) 679-6377

THIS MORTGAGE ("Security Instrument") is given on May 27, 2009. The Mortgagor is Robert L. Jackels an unmarried man ("Borrower"). This Security Instrument is given to Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns), as mortgagee. 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. GSF Mortgage Corporation, ("Lender") is organized and existing under the laws of Delaware, and has an address of 15430 W Capitol Drive, Suite 100, Brookfield, WISCONSIN 53005. Borrower owes Lender the principal sum of One Hundred Twenty Three Thousand Eighteen And 00/100 Dollars (U.S. \$123,018.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on June 1, 2039. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) 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 OUTAGAMIE County, Wisconsin:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF

which has the address of 1701 Green Bay Road [Street] Kaukauna [City], Wisconsin 54130 [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 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 or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized 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. Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.
Witnesses:

Robert L. Jackels (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Legal Description
K & M Title File No.: 37214
STCI File No.: 31389

"Exhibit A"

LEGAL DESCRIPTION

Lot Four in Block "E" in A.C. Black's Plat, of apart of Private Claim 33, Town 21 North, Range 18 East lying between Lawe Street and Plank Road, 2nd Ward, in the City of Kaukauna, Outagamie County, Wisconsin.

Property Address: 1701 Green Bay Road
Kaukauna, WI 54130

Permanent Index Number: 32-2-0178-00



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

JACKELS, ROBERT L
1701 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322017800

Document #: 001816198

Tax Districts:

KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	952.70
<u>Second:</u>	1,037.00
<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>	2,075.56
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,989.70
<u>Amount Paid:</u>	1,989.70
(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 4 BLK E

Municipality:

CITY OF KAUKAUNA

Property Address:

1701 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	80,000	94,800
				<hr/>
	0.17	14,800	80,000	94,800
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				89,849

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	2572	1,989.70	0.00	1,989.70