

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. 68538

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 6, 2013 at 12:01 a.m.

LEGAL DESCRIPTION:

Lot One (1), Block "F", according to the recorded Black's Plat of Part of Private Claim No. 33, lying between Lawe Street and Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322021100

PROPERTY ADDRESS: 1813 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1813 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Karen M. Baumgartner by virtue of a Warranty Deed dated September 14, 2005 and recorded September 21, 2005 as Doc. No. 1681297.

MORTGAGES:

Mortgage executed by Karen M. Baumgartner, a single woman to Universal Mortgage Corporation in the amount of \$85,500.00, dated September 21, 2005 and recorded September 21, 2005 as Doc. No. 1681298.

The foregoing mortgage was assigned to Wisconsin Housing Economic Development Authority in an Assignment dated September 21, 2005 and recorded September 21, 2005 as Doc. No. 1681299; corrected in an Affidavit of Correction dated October 5, 2005 and recorded October 17, 2005 as Doc. No. 1684856.

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 \$1,791.52, less lottery credit of \$85.86 for a balance of \$1,705.66, have been paid.

Assessments:	Land: \$14,800	Improvements: \$67,400	FMV: \$77,907
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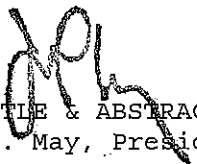
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Bradley C. Pingel and Lisa L. Pingel, husband and wife

("Grantor," whether one or more), and Karen M. Baumgartner

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee 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 One (1) in Block "F", of BLACK'S PLAT of part of Private Claim No. 33, lying between Lawe Street and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

Recorded
 SEP. 21, 2005 AT 03:26PM
 OUTAGAMIE COUNTY
 JANICE FLENZ
 REGISTER OF DEEDS
 Fee Amount: \$11.00
 Transfer Fee: \$270.00



Recording Area

Name and Return Address

Karen Baumgartner
 1813 Green Bay Rd
 Kaukauna, WI 54130

322 021100

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: easements and restrictions of record.

Dated September 14, 2005

 * _____ (SEAL) Bradley C. Pingel (SEAL)
 * _____
 _____ (SEAL) Lisa L. Pingel (SEAL)
 * _____
 * _____

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Attorney Larry Liebzelt

Appleton, Wisconsin 54911

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
Outagamie COUNTY)

Personally came before me on September 14, 2005,
 the above-named Bradley C. Pingel and Lisa L. Pingel

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

Bonita A. Brandenburg
 * _____
 Notary Public, State of Wisconsin

My commission (is permanent) (expires: Mar 18, 2007)

(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.

WARRANTY DEED

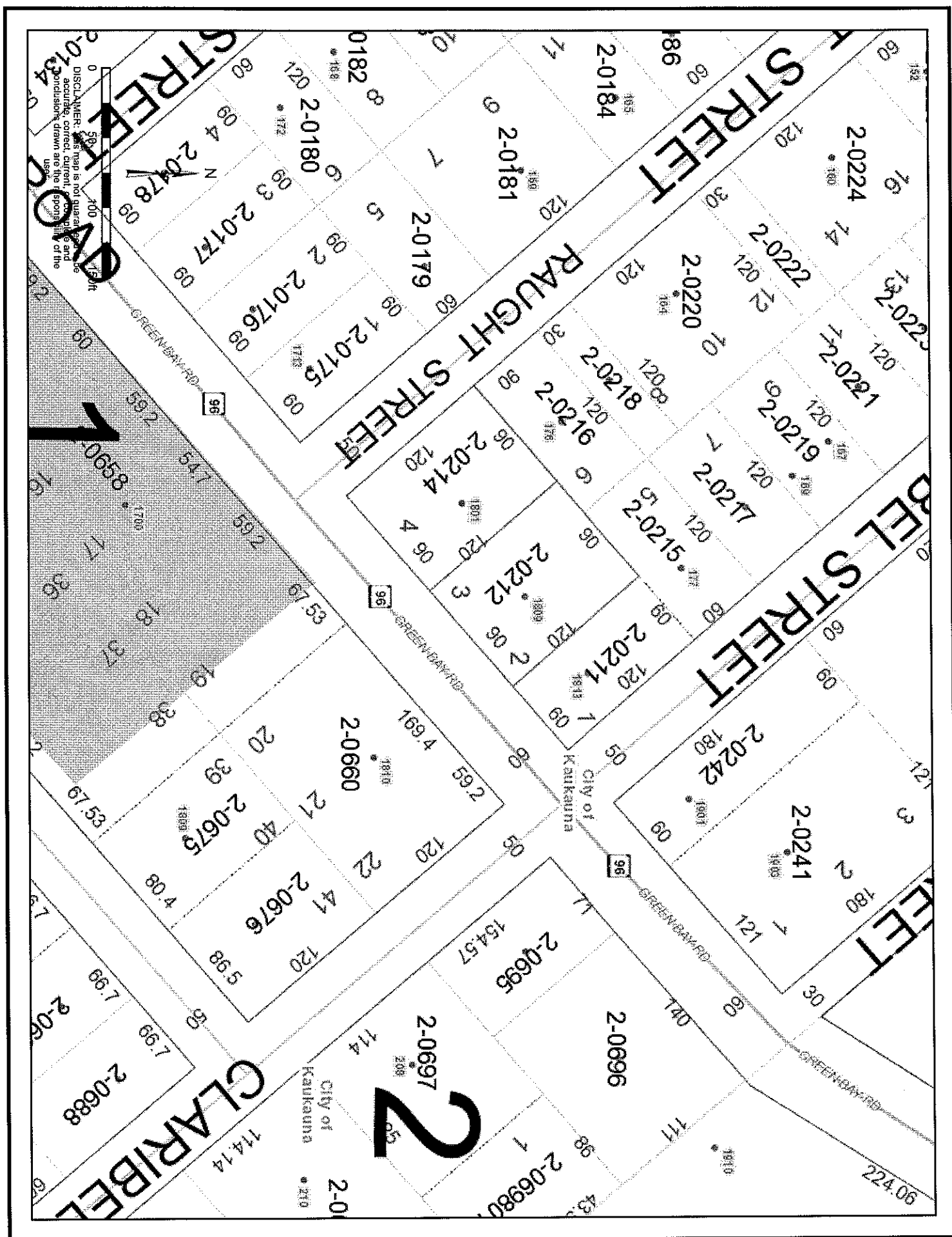
STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

© State Bar of Wisconsin 2003

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1681298

MORTGAGE

DOCUMENT NUMBER

NAME & RETURN ADDRESS

Universal Mortgage Corporation

12080 North Corporate Parkway
Mequon, WI 53092
800-558-7280

PARCEL IDENTIFIER NUMBER

322 021100

Recorded
SEP. 21, 2005 AT 03:26PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$41.00



[Space Above This Line For Recording Data]

0020205548

4100
16

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 September 21st, 2005, together with all Riders to this document.

(B) "Borrower" is KAREN M BAUMGARTNER, A Single Woman

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Universal Mortgage Corporation

Lender is a Corporation
organized and existing under the laws of The State of Wisconsin

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

Form 3050 1/01

 -6(WI) (0005)

Page 1 of 15

Initials: LB

VMP MORTGAGE FORMS - (800)521-7291

Lender's address is 12080 North Corporate Parkway, Mequon, WI 53092

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated September 21st, 2005. The Note states that Borrower owes Lender Eighty Five Thousand Five Hundred and no/100. Dollars

(U.S. \$ 85,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than October 1st, 2035.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "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.

(G) "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 checked="" type="checkbox"/> Other(s) [specify] |

(H) "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.

(I) "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.

(J) "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.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "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.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "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.

(O) "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 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.

(P) "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 Lender, 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 ONE (1) IN BLOCK "F", OF BLACK'S PLAT OF PART OF PRIVATE CLAIM NO. 33, LYING BETWEEN LAWE STREET AND PLANK ROAD, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN,

This is a purchase money mortgage.

which currently has the address of

1813 GREEN BAY RD

[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 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.

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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this

Initials: KB

Witnesses:

Karen M Baumgartner (Seal)
KAREN M BAUMGARTNER -Borrower

____ (Seal)
-Borrower

(Seal)
-Borrower

____ (Seal)
-Borrower

-Borrower

____ (Seal)
-Borrower

-Borrower

____ (Seal)
-Borrower

ASSIGNMENT OF MORTGAGE

1681299

9446
446

Document Number

Document Title

Recorded
SEP. 21, 2005 AT 03:26PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$11.00



FOR AND IN CONSIDERATION OF:

Eighty Five Thousand Five Hundred and no/100.

dollars, to be paid, to Universal Mortgage Corporation
A Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin,
Located at Mequon, Wisconsin does hereby grant, bargain, sell, assign, transfer, convey and set
over unto: **Wisconsin Housing Economic Development Authority**
A Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin
a certain Indenture of Mortgage, executed by:
KAREN M BAUMGARTNER, A Single Woman

of KAUKAUNA County Outagamie
State of WI and dated, the 21st day of September
A.D. 2005 to Universal Mortgage Corporation

on certain lands in the County of Outagamie
in the State of WI
together with the Mortgage Note therein referred to and all the right, title and interest conveyed by said
Mortgage, in and to said lands, which Mortgage was duly recorded in the Office of the Register
of Deeds in and for the County of Outagamie on the 21st day
in the State of WI at 3:26 o'clock P.M. in Volume
of September A.D. 2005, Document No. 1681298
Of Mortgages, on page

Recording Area

Name and Return Address
Universal Mortgage Corporation
12080 North Corporate Parkway
Mequon, WI 53092
0020205548

322 021100

Parcel Identification Number (PIN)

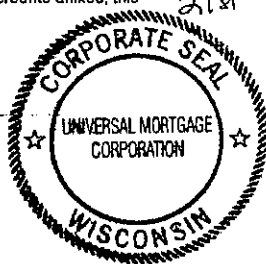
ALL OF LOT ONE (1) IN BLOCK "F", OF BLACK'S PLAT OF PART OF PRIVATE
CLAIM NO. 33, LYING BETWEEN LAWE STREET AND PLANK ROAD, CITY OF
KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN,

To have and to hold the said Mortgage Note and Mortgage, and the debt thereby secured, and all right, title and interest conveyed by said Mortgage, in and
to the lands therein described to the said **Wisconsin Housing Economic Development Authority**
its successors and assigns forever, for its and their use and benefit.

And said Corporation hereby covenants that there is now owing and unpaid on the said Mortgage Note and Mortgage, as principal, a sum not less than
Eighty Five Thousand Five Hundred and no/100. dollars
and also interest and that it has good right to assign the same.

IN WITNESS WHEREOF, the said Universal Mortgage Corporation
has caused these presents to be signed by Dawn Bourdo
and countersigned by Barbara A. Roby
at Mequon, Wisconsin, and its corporate seal to be hereunto affixed, this 21st

Signed and Sealed in The Presence of



day of September 2005 A.D.

Universal Mortgage Corporation

Corporate Name

Dawn Bourdo

Dawn Bourdo
Assistant Secretary

Countersigned:

Barbara A. Roby
Barbara A. Roby
Assistant Secretary

State of Wisconsin ss.

OZAUKEE

County

Personally came before me, this 21st day of September 2005 A.D.,

Dawn Bourdo and Barbara A. Roby

of the above Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such
Assistant Secretary and Assistant Secretary

and acknowledge that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

of said Corporation,

Ronald W. Bykkonen
RONALD W. BYKKONEN
Notary Public

Notary Public, Milwaukee
My commission expires November 20, 2005

County, WI

This instrument was drafted by: Gina M VanThiel

UMC UMC716(02/04)

AFFIDAVIT OF CORRECTION

1684856

Recorded
OCT. 17, 2005 AT 12:56PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$13.00



Document Number

AFFIANT, Christina A. Sherock hereby swears or affirms
that a certain document which was titled as follows: ASSIGNMENT OF MORTGAGE
recorded on the 21 day of September, 2005,
In volume _____, page _____, as document number
1681299 and recorded in Outagamie County,
State of Wisconsin, contained the following error.

The document is missing the Corporate Seal.

Record & return To:
Universal Mortgage Corporation
12080 N. Corporate Parkway
Mequon, WI. 53092
Attn: Katie Kressin/Final Docs.
UMC#20205548/Baumgartner

13.00
EUU

AFFIANT, makes this Affidavit for the purpose of correcting the above document
As follows:

This Document is being recorded to add the Corporate Seal.

322 021100

Parcel Identification Number (PIN)

The original document (in part or whole) X is is not attached to this Affidavit (if a copy of the original document
is not attached, please attach legal description and names of grantors and grantees.)

Dated: October 5, 2005

Signed: Christina A. Sherock
Christina A. Sherock
(Print Name)

State of Wisconsin)
County of Ozaukee) ss.

AFFIANT is the (check one)

Subscribed and sworn to (or affirmed) before me this

_____ Drafter of the document being corrected.
_____ Owner of the property described in the document being
corrected.
X Other-explain: Universal Mortgage Corporation
12080 North Corporate Parkway

5 day of October, 2005.

Kathryn P. Kressin
Kathryn P. Kressin
(Print Name)

Notary Public, State of Wisconsin
My commission (expires) (is): July 1, 2007



Document Prepared by: Judy L. Beaudry

Space above intended for Notary Seal/Stamp

This form is intended to correct Scrivner's errors and not for the conveyance of Real Property.



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

BAUMGARTNER, KAREN M
1813 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322021100

Document #: 001681297

Tax Districts:

KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	810.66
Second:	895.00
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>	1,791.52
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,705.66
<u>Amount Paid:</u>	1,705.66
(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 1 BLK F

Municipality:

CITY OF KAUKAUNA

Property Address:

1813 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	67,400	82,200
				<hr/>
				0.17 14,800 67,400 82,200
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				77,907

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	2025	19.24	0.00	19.24
12/28/12	2024	1,686.42	0.00	1,686.42