

# 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. 68536

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:**

The Southwesterly 60 feet of Lots One (1), Two (2) and Three (3), Block "G", according to the recorded Black's Plat of Part of Private Claim 33, Second Ward, in the City of Kaukauna, Outagamie County, Wisconsin.

**TAX PARCEL NO.** 322024200

**PROPERTY ADDRESS:** 1901 Green Bay Rd., Kaukauna, WI 54130

**MAILING ADDRESS:** 1901 Green Bay Rd., Kaukauna, WI 54130

### **TITLE VESTS:**

Daniel Cash by virtue of a Personal Representative's Deed dated March 4, 2011 and recorded March 8, 2011 as Doc. No. 1905107.

### **MORTGAGES:**

No open mortgages of record.

## **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 are in the amount of \$2,373.14, less lottery credit of \$85.86 for a balance of \$2,287.28; of this amount \$1,891.63 has been paid and \$395.65 is DELINQUENT, plus penalty and interest.

Assessments:            Land:    \$18,900            Improvements:    \$89,100            FMV:    \$102,360

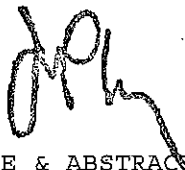
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used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

# PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made between Steven J. Cash and Daniel Cash, as co-Personal Representatives of the Estate of Eva H. Wenzel ("Decedent"), ("Grantor", whether one or more), and Daniel Cash ("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"):

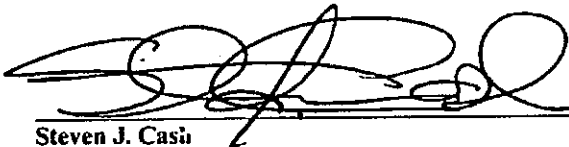
The Southwesterly 60 feet of Lots One (1), Two (2) and Three (3), Block "G", A.C. BLACK'S PLAT OF A PORTION OF PRIVATE CLAIM 33, Second Ward, City of Kaukauna, Outagamie County, Wisconsin.

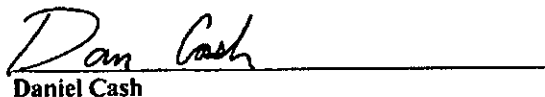
This transfer is exempt pursuant to Section 77.25(11) of the Wisconsin Statutes.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the 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 3-4-2011, 2011.

CO-PERSONAL REPRESENTATIVES:

 (SEAL)  
Steven J. Cash

 (SEAL)  
Daniel Cash

## AUTHENTICATION

Signatures of Steven J. Cash and Daniel Cash authenticated on 3.4-11, 2011.

  
Reg P. Wydevan  
Title: Member State Bar of Wisconsin

This instrument was drafted by  
Attorney Reg P. Wydevan  
McCarty Law LLP  
2401 East Enterprise Avenue  
Appleton WI 54913-7887

MAIL PROPERTY TAX BILL TO:  
Daniel Cash  
1901 Green Bay Road  
Kaukauna WI 54130

1905107

Recorded  
March 08, 2011 8:47 AM  
OUTAGAMIE COUNTY  
JANICE FLENZ  
REGISTER OF DEEDS  
Fee Amount: \$30.00  
FEE EXEMPT 77.25-(11)  
Total Pages: 1

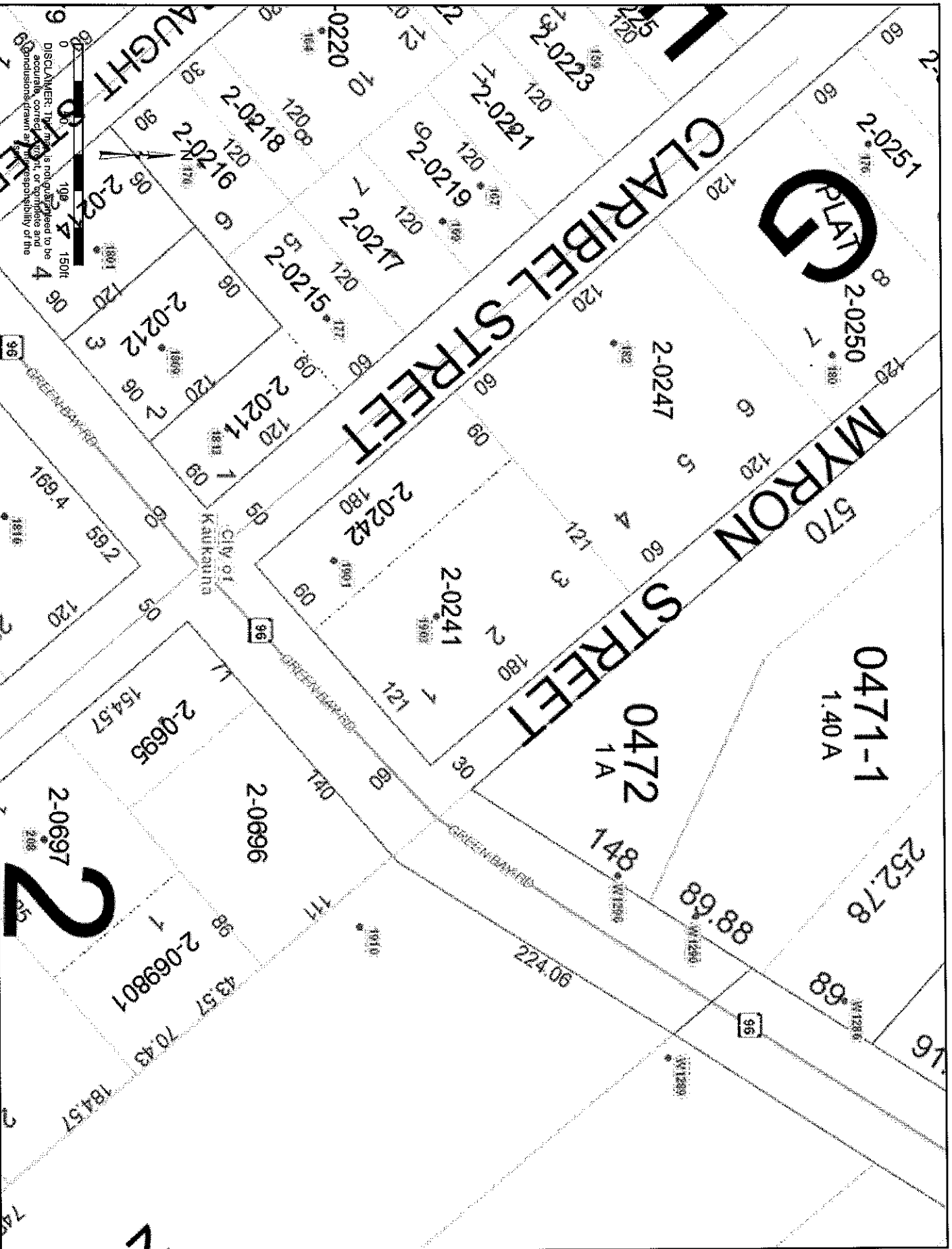


Return to:  
Attorney Reg P. Wydevan  
McCarty Law LLP  
2401 East Enterprise Avenue  
Appleton WI 54913-7887

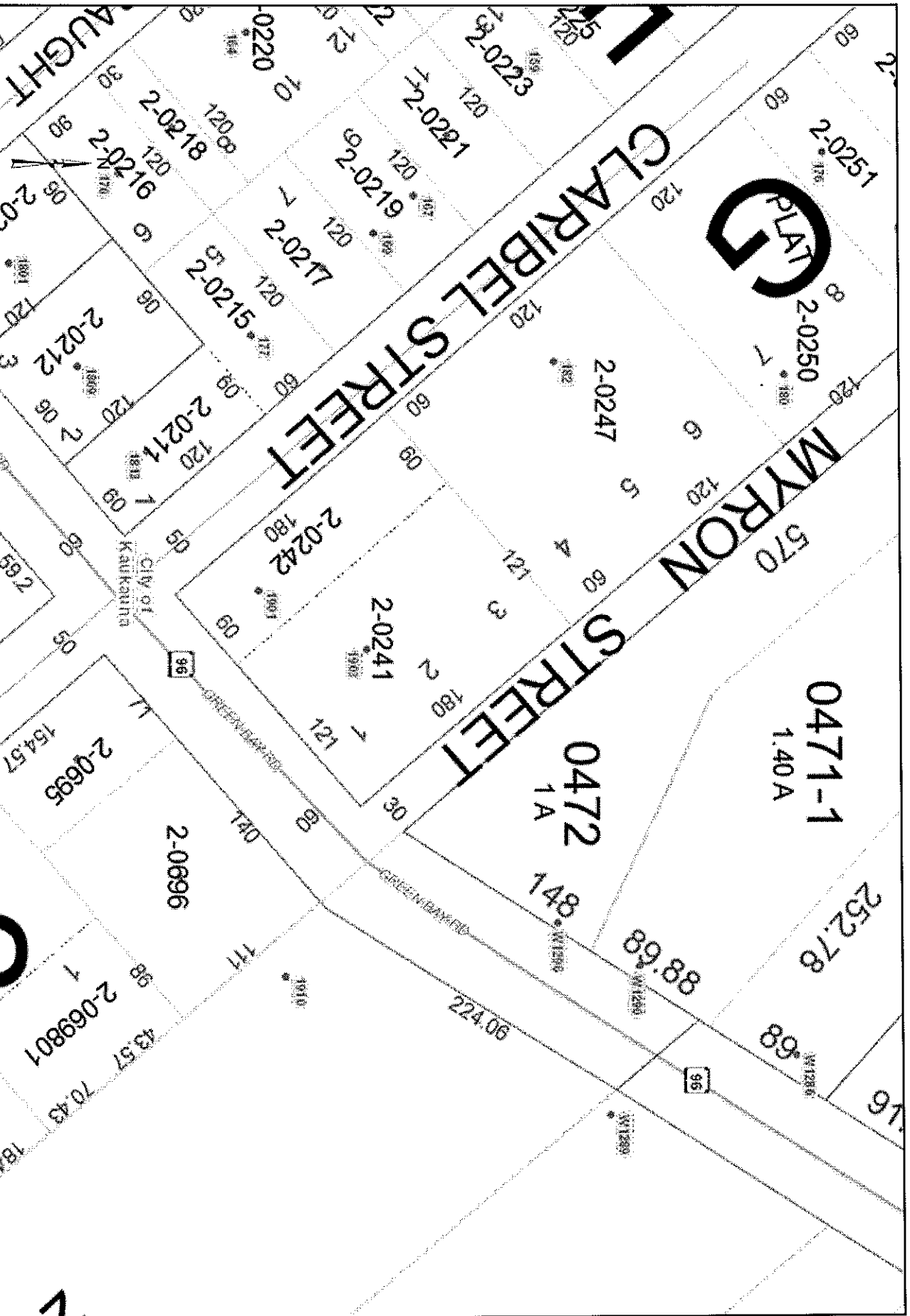
ENVELOPE

Tax Parcel No.: 322 024200

This is not homestead property.



DISCLAIMER: This map is not guaranteed to be accurate, correct, or complete, and the user assumes all responsibility of the use of this map.



[illegible]Scale 1: 100  
June 28, 1917

**SURVEYORS CERTIFICATE**

[illegible]



## 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

CASH, DANIEL  
1901 GREEN BAY RD  
  
KAUKAUNA, WI 541300000

### PROPERTY INFORMATION

Parcel ID: 322024200  
Document #: 001905107  
Tax Districts:  
KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,101.28
<u>Second:</u>	1,186.00
<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>	2,373.14
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,287.28
<u>Amount Paid:</u>	1,891.63
(View payment history info below)	
<u>Current Balance Due:</u>	395.65
<u>Interest:</u>	27.70
<u>Total Due:</u>	<b>423.35</b>

Pay Now

### CO-OWNER(S)

### PROPERTY DESCRIPTION

BLACK PLAT OF PRT PC #33 SWLY60FT OF LOTS 1, 2 & 3 BLK G  
Municipality: CITY OF KAUKAUNA  
Property Address: 1901 GREEN BAY RD

### LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.25	18,900	89,100	108,000
<hr/>				
	0.25	18,900	89,100	108,000
<u>Total Acres:</u>				0.25
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				102,360

### SPECIAL ASSESSMENT DETAIL

<u>Code</u>	<u>Description</u>	<u>Amount</u>
		0.00

### DELINQUENT TAX SUMMARY

<u>Year</u>	<u>Current Balance</u>	<u>Interest Due</u>	<u>Total Due</u>
2012	395.65	27.70	423.35
<hr/>			
	395.65	27.70	423.35

2012 CITY OF APPLETON PARCELS: If today is before July 31st make payment to the City of Appleton Finance Department, all other parcels are payable to the Outagamie County Treasurer.

Change month of payoff  
Delinquent Tax Calculator

### PAYMENT HISTORY

<u>Date</u>	<u>Receipt #</u>	<u>Amount</u>	<u>Interest</u>	<u>Total</u>
04/15/13	3679	1,891.63	56.75	1,948.38