

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. 68542

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:

All of Lot One (1) and the Northwesterly 120 feet of Lot Two (2), Block One (1), according to the recorded Plat of James Black's Subdivision of Private Claim 33, between Green Bay Road and Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322064500 and 322064600

PROPERTY ADDRESS: 1410 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1410 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Todd J. Van Harpen and Louise Van Harpen, husband and wife by virtue of a Warranty Deed dated March 7, 1979 and recorded March 8, 1979 in Jacket 1423 Records, Image 15 as Doc. No. 762646.

MORTGAGES:

Mortgage executed by Todd J. Van Harpen and Louise Van Harpen, husband and wife to Unison Credit Union in the amount of \$109,000.00, dated October 13, 2008 and recorded October 16, 2008 as Doc. No. 1812150.

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 JAS Black's Subdivision of Part of Private Claim 33, recorded in Vol. 6 Plats, Page 46 as Doc. No. 273001.

JUDGMENTS, TAX LIENS AND/OR CONSTRUCTION LIENS:

None of record.

PROPERTY TAXES:

The 2012 Real Estate Taxes are as follows:

Tax Parcel No. 322064500 in the amount of \$90.17, have been paid.

Assessments: Land: \$4,000 Improvements: \$0 FMV: \$3,791

Tax Parcel No. 322064600 in the amount of \$2,731.59, less lottery credit of \$85.86 for a balance of \$2,645.73, have been paid.

Assessments: Land: \$14,000 Improvements: \$109,900 FMV: \$117,430

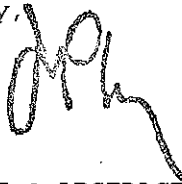
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used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

DOCUMENT NO
762646

J 1423 I 15

STATE BAR OF WISCONSIN—FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

MAR 8 1979

AT 2 O'CLOCK P.M.
IN JACKET 1423 IMAGE 15
S. P. PESTONIA JR.
REGISTER OF DEEDS

RETURN TO
McCarty, Curry, WHEELER, Peeters & Kuester
120 EAST FOURTH STREET
KAUKAUNA, WISCONSIN 54130

This Deed, made between George Burton and Dorothy
Burton formerly Dorothy McCormick

Grantor
and Todd L. Van Harpen and Louise Van Harpen, his wife

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 One (1) and the Northwest 120 feet of
Lot Two (2), in Block One (1), JAMES BLACK'S SUBDIVISION Tax Key No.
of Private Claim Thirty-three (33), between Green Bay Road
and Plank Road in the City of Kaukauna, Outagamie County, Wisconsin.

TRANSFER

\$ 39.50
FEE

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

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

And George Burton and Dorothy Burton formerly Dorothy McCormick
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 this March 7, 1979 day of March 7th, 1979

George Burton (SEAL) (SEAL)
George Burton
Dorothy Burton (SEAL) (SEAL)
Dorothy Burton

AUTHENTICATION

Signatures authenticated this 7th day of
March, 1979

Dennis M. Wydeven

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not
authorized by § 906.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Dennis M. Wydeven

Attorney at Law

Kaukauna, WI 54130

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

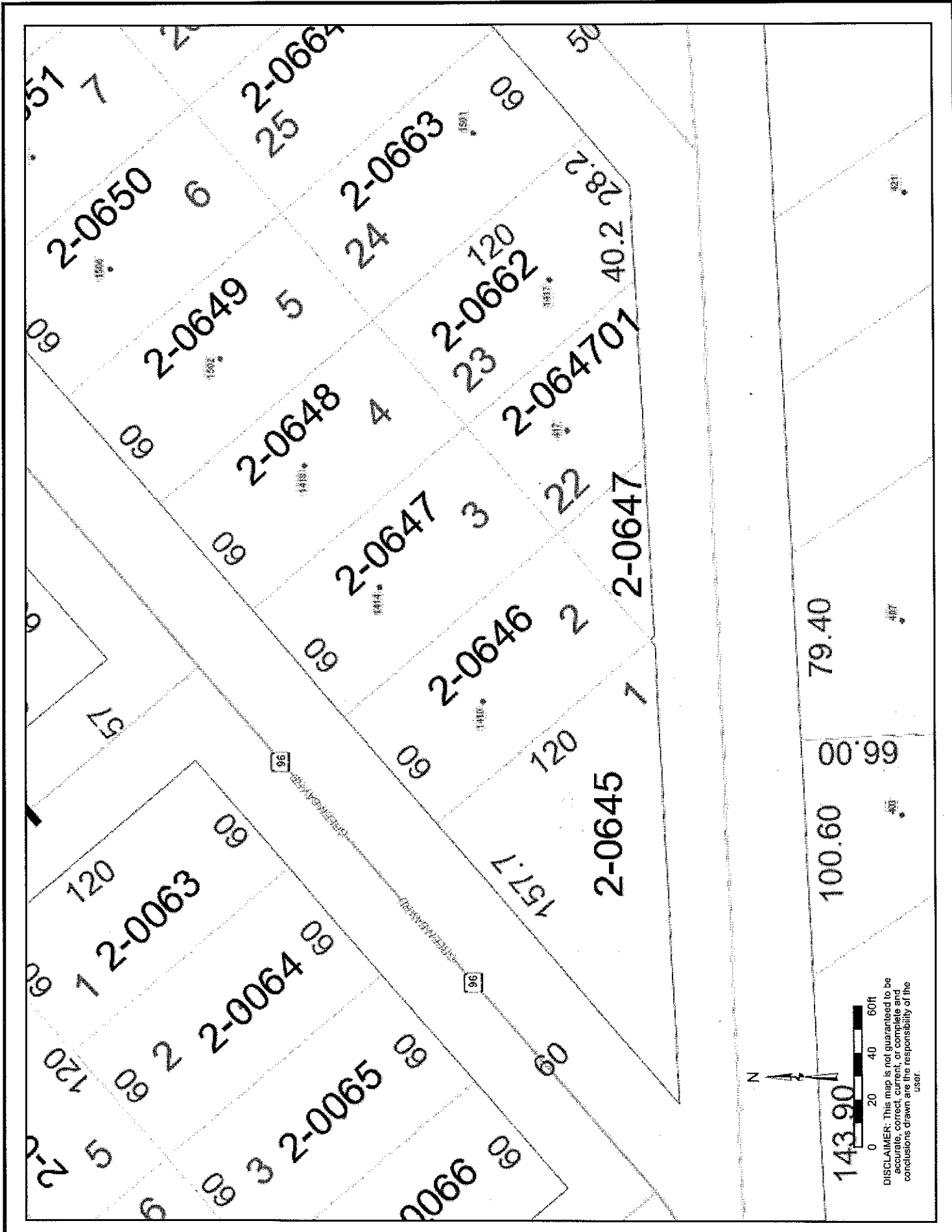
County.

Personally came before me, this day of
the above named

to me known to be the person who executed the
foregoing instrument and acknowledge the same.

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration
date: , 19.)

*Names of persons signing in any capacity should be typed or printed below their signatures.



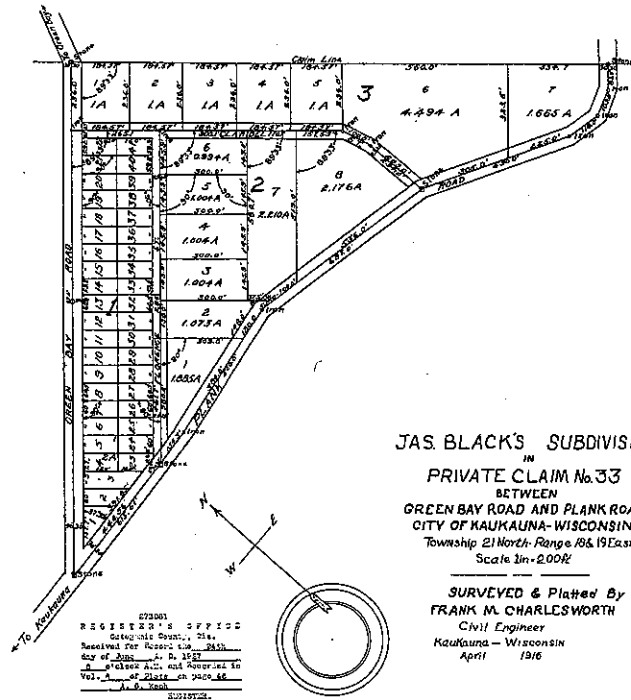
79.40

00.99

100.60

143.90

0 20 40 60ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



102 A

State of Wisconsin), s.
 Outagamie County }

I, Frank M. Charlesworth Jr., do hereby certify that I am a surveyor and resident of Kaukauna, Wis., and that by order and direction of the owners of the above named land I have surveyed and plotted the following tract of land in the City of Kaukauna, which is described as follows: Commencing at the stone monument at the intersection of the Green Bay Road and the northern line of Private Claim No. 33, thence easterly 1587.45 feet along said P.C. line to the center of the Plank Road, thence in a westerly curve 2000.00 feet along the center of the Plank Rd. to the junction of the Plank Rd. and the Green Bay Rd., thence northerly 1701.53 feet along the center of the Green Bay Rd. to the point of beginning. That this map is a correct representation of all the anterior boundaries of the land surveyed and of the division between said land and that I have consulted with all the owners of said land, town of 1895 A.D. Wisconsin, in surveying and mapping and subdividing the same. Given under my hand this 14th day of April, 1916 A.D.

Frank M. Charlesworth Jr.
 County Surveyor

State of Wisconsin), s.
 Outagamie County }

Subscribed and sworn before me this 14th day of April, 1916 A.D.
 My Commission expires June 30, 1917

State of Wisconsin), s.
 Outagamie County }

We, the undersigned owners of the above described lands, hereby certify that we assent the lands in the foregoing certificate of Frank M. Charlesworth Jr., County Surveyor, to be surveyed and mapped as represented on the map herewith.

John Harkness	Arthur Harkin	James Harkin
John Harkness	William Harkin	James Harkin
Albert Harkin	John Harkin	James Harkin
John Harkin	John Harkin	James Harkin
John Harkin	John Harkin	James Harkin
John Harkin	John Harkin	James Harkin
John Harkin	John Harkin	James Harkin
John Harkin	John Harkin	James Harkin

State of Wisconsin), s.
 Outagamie County }

Personally appeared before me on this 14th day of May, 1917 A.D., to me known to be the persons who executed the foregoing and acknowledged the same.

My Commission expires June 30, 1917

Introduced and filed by the Common Council at the City of Kaukauna, Wisconsin,
 June 2, 1917

J. G. Hall
 City Clerk

1812150

**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.)

Recorded
Oct. 16, 2008 AT 01:44PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$13.00
Total Pages 2



Account No. 8232-081

In consideration of the sum

ONE HUNDRED NINE THOUSAND & 00/100

Dollars (\$ 109,000.00),

the receipt of which is acknowledged,

TODD J. VANHARPEN AND LOUISE VANHARPEN, HUSBAND

AND WIFE

("Mortgagor", whether one or more) mortgages, conveys and warrants to
UNISON CREDIT UNION Credit Union ("Credit Union"), of

KAUKAUNA, 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, 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

UNISON CREDIT UNION
P.O. BOX 260
KAUKAUNA, WI 54130-0260

1300
2

ALL OF LOT ONE (1) AND THE NORTHWEST 120 FEET OF LOT TWO (2), IN BLOCK ONE
(1), JAMES BLACK'S SUBDIVISION OF PRIVATE CLAIM THIRTY-THREE (33), BETWEEN
GREEN BAY ROAD AND PLANK ROAD IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY,
WISCONSIN.

Parcel ID Number _____

"THE UNDERSIGNED MORTGAGORS HEREBY AGREE THAT THEY WILL BE BOUND BY THE
PROVISIONS OF SECTION 816.101 OF THE WISCONSIN STATUTES."

"THE OBLIGATION SECURED HEREBY, AT THE OPTION OF THE HOLDER OF THE NOTE, SHALL
BECOME DUE AND PAYABLE IMMEDIATELY, WITHOUT NOTICE, UPON TRANSFER OF THE
MORTGAGORS' INTEREST IN THE PROPERTY MORTGAGED HEREIN BY DEED, LAND CONTRACT,
OR ANY OTHER MEANS OF CONVEYANCE OR TRANSFER."

This is ☒ homestead property.☐ If checked, description of property is continued on an attached sheet.

1. Covenant of Title. Mortgagor warrants 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 and _____

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 Credit Union of the sum stated in the first paragraph of this mortgage, plus interest and charges according to the terms of a Promissory Note of Mortgagor to Credit Union of this date for **October 13, 2008** and any extensions, renewals or modifications thereof, and also to secure the payment of any additional and subsequent advances or payments made by Credit Union (all called the "Note") and the performance of all covenants, conditions and agreements contained in this Mortgage, and costs and expenses of collection or enforcement to the extent not prohibited by law. If Mortgagor pays the Note, or causes it to be paid, according to its terms, and pays all additional and subsequent advances made by Credit Union according to the terms under which such advance is made and makes all other payments and performs all other terms, conditions, covenants and agreements contained in this Mortgage and the Note, then the Credit Union will satisfy this Mortgage.

SEE REVERSE SIDE FOR ADDITIONAL PROVISIONS.

Signed and Sealed this 13th day of October, 2008

Todd J. Vanharpen (Seal)
Mortgagor

Louise Vanharpen (Seal)
Mortgagor

TODD J. VANHARPEN

LOUISE VANHARPEN

STATE OF WISCONSIN

OUTAGAMIE County } ss

This instrument was acknowledged before me on 10/13/08 by TODD J. VANHARPEN AND LOUISE VANHARPEN

Deana Schemm
DEANA SCHEMM

Notary Public OUTAGAMIE County, Wis.My Commission Expires: 2/28/10

* Type or Print Name Signed Above

THIS INSTRUMENT WAS DRAFTED BY:

CANDACE NECHODOM



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

VANHARPEN, TODD J & LOUISE
1410 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322064500

Document #:

Tax Districts:

KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	90.17
Second:	0.00
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>	90.17
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	0.00
<u>Net Tax Due:</u>	90.17
<u>Amount Paid:</u>	90.17
(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

JAS BLACK SUBD PC #33 BETW GREEN BAY ROAD & PLANK RD
LOT 1 BLK 1

Municipality: CITY OF KAUKAUNA

Property Address: 1410 GREEN BAY RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.24	4,000	0	4,000
				<hr/>
	0.24	4,000	0	4,000
<u>Total Acres:</u>	0.24			
<u>Assessment Ratio:</u>	1.0551			
<u>Fair Market Value:</u>	3,791			

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>
01/28/13	5238	90.17	0.00	90.17



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

VANHARPEN, TODD J & LOUISE
1410 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322064600

Document #:

Tax Districts:

KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	1,280.73
Second:	1,365.00
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>	2,731.59
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,645.73
<u>Amount Paid:</u>	2,645.73
(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

JAS. BLACKS SUBD OF PC33 BETW GREEN-BAY RD & PLANK RD
NW120 FT LOT 2 BLK 1

Municipality: CITY OF KAUKAUNA

Property Address: 1410 GREEN BAY RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.17	14,000	109,900	123,900
				<hr/>
				0.17 14,000 109,900 123,900
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				117,430

SPECIAL ASSESSMENT DETAIL

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

PAYMENT HISTORY

<u>Date</u>	<u>Receipt #</u>	<u>Amount</u>	<u>Interest</u>	<u>Total</u>
07/29/13	173318	1,365.00	0.00	1,365.00
01/28/13	5237	1,280.73	0.00	1,280.73