

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. 68549

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 13, 2013 at 12:01 a.m.

LEGAL DESCRIPTION:

Lot Five (5), Block One (1), according to the recorded JAS Black's Subdivision of Private Claim 33, between the Green Bay Road and the Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin

TAX PARCEL NO. 322064900

PROPERTY ADDRESS: 1502 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1502 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

Karen L. Vande Voort (n/k/a Karen L. Horn) and Richard D. Horn by virtue of a Warranty Deed dated December 17, 1986 and recorded December 22, 1986 in Jacket 7078 Records, Image 25 as Doc. No. 903255.

MORTGAGES:

Real Estate Security Agreement executed by Richard D. Horn and Karen L. Horn a/k/a Karen Horn to Bank of Little Chute, dated September 27, 1996 and recorded October 8, 1996 as Doc. No. 1205922.

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 in the amount of \$2,127.43, less lottery credit of \$85.86 for a balance of \$2,041.57, have been paid.

Assessments: Land: \$14,000 Improvements: \$83,100 FMV: \$92,029

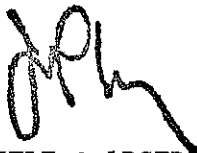
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used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

J 7078 1 25

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

903255

This Deed, made between John A. Sanderfoot and
Marie J. Sanderfoot, his wifeand Karen L. Vande Voort and Richard D. Horn
as joint tenants,Grantor,
Grantee,
Witnesseth, That the said Grantor, for a valuable considerationconveys to Grantee the following described real estate in Outagamie
County, State of Wisconsin:Part of Private Claim 33, Township 21 North, Range
18 East, located in the City of Kaukauna and
described as follows: Part of James Black's
Subdivision of Private Claim 33, between the Green
Bay Road and the Plank Road and described as Lot 5, in Block 1.REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

DEC 22 1986

AT 3 30 O'CLOCK P.M.
IN JACKET 7078 IMAGE 25
REGISTER OF DEEDSFIRST INTERSTATE BANK
VALLEY VIEW SERVICES
P.O. BOX 912
APPLETON, WI 54912

Tax Parcel No: 32-2-0649-00-2

TRANSFER
\$ 107.70
FEEThis is homestead property.
(is) (is not)Together with all and singular the hereditaments and appurtenances thereunto belonging;
And John A. Sanderfoot and Marie J. Sanderfoot, his wife
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
none

and will warrant and defend the same.

Dated this 17th day of December, 1986

(SEAL)

John A. Sanderfoot (SEAL)

*

John A. Sanderfoot

(SEAL)

Marie J. Sanderfoot (SEAL)

*

Marie J. Sanderfoot

AUTHENTICATION

Signature(s)

authenticated this day of, 19...

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)THIS INSTRUMENT WAS DRAFTED BY
attorney Paul Van Berkel180 West Wisconsin Avenue, Kaukauna, Wi.
54130
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

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

ACKNOWLEDGMENT

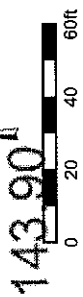
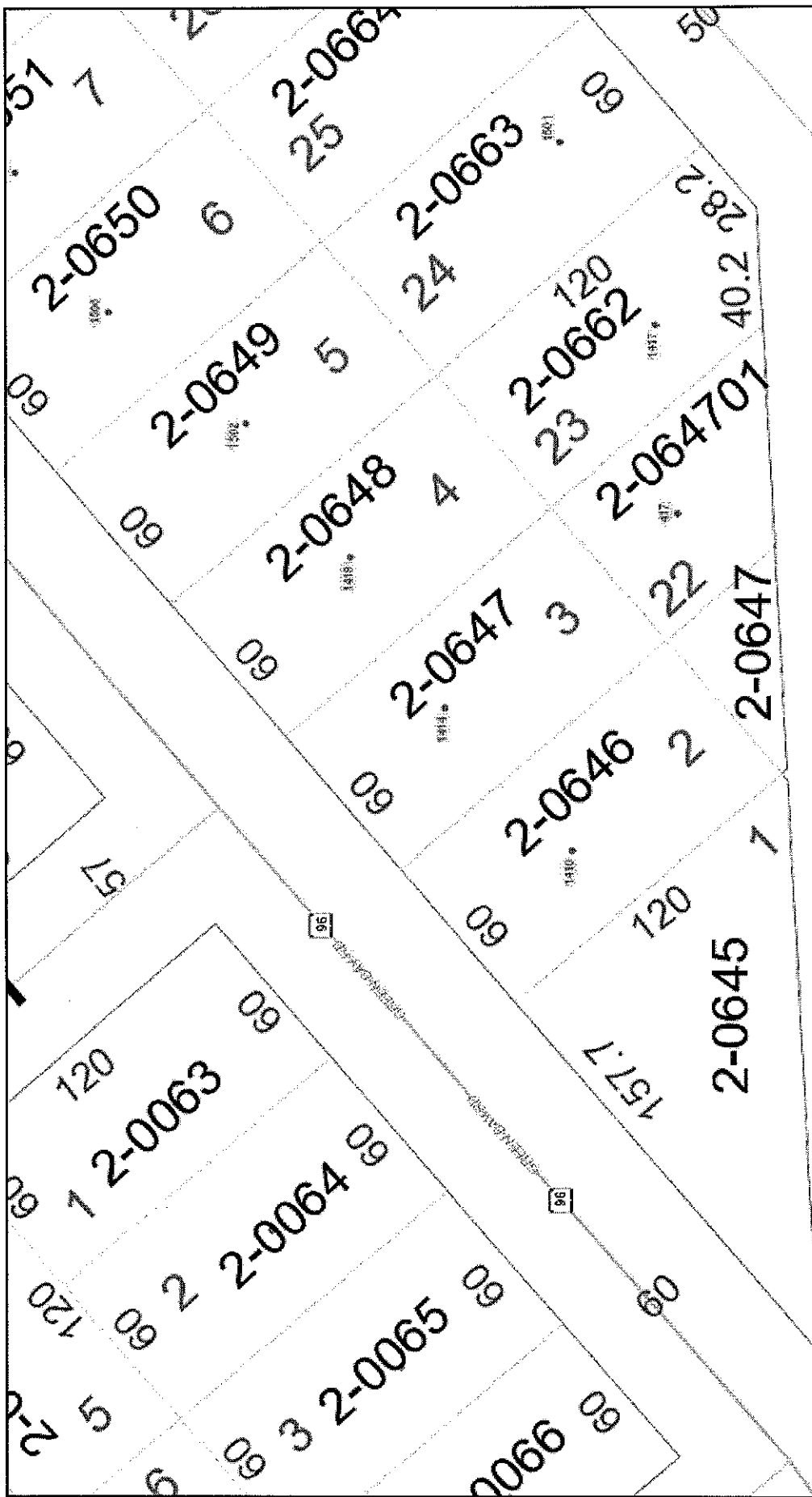
STATE OF WISCONSIN

Outagamie County.

Personally came before me this 17th day of
December, 1986, the above named
John A. Sanderfoot and Marie J.
Sanderfootto me known to be the person(s) who executed the
foregoing instrument and acknowledge the same.

Joann B. Mau

Joann B. Mau
Notary Public, Outagamie County, Wis.
My Commission is permanent. (If not, state expiration
date: November 18, 1987...)



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

143.90
100.60
00.99
79.40



L. G. Wolf J. C. Sullivan
City Clerk Mayor

DOCUMENT NO. **1205922**

REAL ESTATE SECURITY AGREEMENT

To induce BANK OF LITTLE CHUTE

(Lender)
to extend credit at any time in any manner or amount directly or indirectly to or for the benefit of one or more of the undersigned or at their request, any of which are additional consideration, the undersigned ("Customer", whether one or more) jointly and severally:

1. Represents and warrants that Customer owns (or with spouse owns) real estate ("Property") located at 1502 GREEN BAY RD., KAUKAUNA, WI 54130

OUTAGAMIE County, Wisconsin, more completely described as:

PART OF PRIVATE CLAIM 33, TOWNSHIP 21 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF KAUKAUNA AND DESCRIBED AS FOLLOWS: PART OF JAMES BLACK'S SUB-DIVISION OF PRIVATE CLAIM 33, BETWEEN THE GREEN BAY ROAD AND THE PLANK ROAD AND DESCRIBED AS LOT 5, IN BLOCK 1.

**OUTAGAMIE COUNTY
RECEIVED FOR RECORD**

OCT 8 1996

**AT 10 O'CLOCK A.M. P.M.
GRACE HERB
REGISTER OF DEEDS**

Recording Area

Name and Return Address

BANK OF LITTLE CHUTE
206 E. MAIN ST., BOX 28
LITTLE CHUTE, WI 54140-0028

32-2-0649-00

Parcel Identifier Number

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

☐ If checked here, the description continues or appears on attached sheet.

2. Grants Lender a continuing lien on the Property to secure all debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted or credit granted in the future by Lender to any Customer, to any Customer and another, or to another guaranteed or endorsed by any Customer, provided, that if granted primarily for personal, family or household purposes the parties agree in documents evidencing the transaction that it is to be secured by this Agreement ("Obligations").

3. Covenants and agrees:

(a) that acting alone Customer may grant a continuing lien on the Property;
(b) not to sell, mortgage, otherwise convey or encumber the Property on or after this date, and to keep the Property free from all liens and encumbrances, and that should Customer fail to comply with this paragraph, Obligations secured hereby shall, at the option of Lender, become immediately due and payable;

(c) not to incur any new indebtedness or increase any outstanding indebtedness secured by any present lien upon the Property other than the lien created by this Agreement;

(d) to pay all taxes and assessments levied against the Property when due, keep all improvements on the Property in good repair and insured to the maximum insurable value or the amount of the Obligations, whichever is less, against loss or damage through fire and extended coverage insurance through an agent or insurer Customer is free to select and, at Lender's request, exhibit the policies to Lender;

(e) that should the improvements on the Property be damaged Customer will, at Lender's option, repair or rebuild them or apply the insurance proceeds against the Obligations to Lender;

(f) that if there is a default under any Obligation secured by this Agreement, or Customer fails timely to observe or perform any of Customer's covenants contained in this Agreement, then at the option of Lender, each Obligation will become immediately payable unless notice to Customer and an opportunity to cure are required by §425.105, Wis. Stats., or the document evidencing any Obligation and, in that event, the Obligation will become payable if the default is not cured as provided in that statute or the document evidencing that Obligation or as otherwise provided by law. In the event of a foreclosure hereunder Customer agrees to be bound by Secs. 846.101 and 846.103, Wis. Stats., as the same may be amended or renumbered from time to time, and Lender may grant, sell and convey the Property at public sale and may make and execute to the purchaser good and sufficient deeds of conveyance pursuant to statute. Upon the commencement or during the pendency of any action at law or equity hereunder, the court in which such action is brought may appoint a receiver of the Property, including homestead interest, and may empower said receiver to collect the rents, issues and profits of said Property during the pendency of such action, and may order such rents, issues and profits, when so collected, to be held and applied as the court may from time to time direct; and

(g) to pay all reasonable attorneys' fees incurred by Lender in enforcing these provisions to the extent not prohibited by law.

4. This Agreement binds Customer(s) and their heirs, personal representatives, successors and assigns and benefits Lender, its successors and assigns.

Signed and Sealed this 27TH day of SEPTEMBER, 1996

(SEAL)

Richard D. Horn

(SEAL)

(Type of Organization)

* RICHARD D. HORN

By:

Karen L. Horn

(SEAL)

(Title)

* KAREN L. HORN a/k/a Karen Horn

By:

(SEAL)

(Title)

AUTHENTICATION

OR

ACKNOWLEDGEMENT

Signatures of

STATE OF WISCONSIN

County of OUTAGAMIE

ss.

This instrument was acknowledged before me on SEPTEMBER 27, 1996

by RICHARD D. HORN and KAREN L. HORN

Authenticated this _____ day of _____

as _____

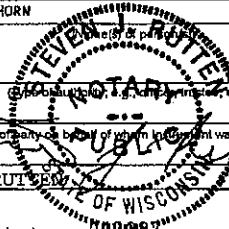
Title: Member State Bar of Wisconsin or authorized under §706.06, Wis. Stats.

This instrument was drafted by

BANK OF LITTLE CHUTE

Notary Public, Wis.

My Commission (Expires) 09/09/97





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

VANDEVOORT, KAREN L
1502 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322064900

Document #:

Tax Districts:

KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	978.57
Second:	1,063.00
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>	2,127.43
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,041.57
<u>Amount Paid:</u>	2,041.57
(View payment history info below)	
<u>Current Balance Due:</u>	0.00
<u>Interest:</u>	0.00
<u>Total Due:</u>	0.00

PAYMENT HISTORY

<u>Date</u>	<u>Receipt #</u>	<u>Amount</u>	<u>Interest</u>	<u>Total</u>
12/27/12	2214	2,041.57	0.00	2,041.57

CO-OWNER(S)

HORN, RICHARD D

PROPERTY DESCRIPTION

JAS. BLACKS SUBD OF PC33 BETW GREEN BAY AND PLANK RD
LOT 5 BLK 1

Municipality: CITY OF KAUKAUNA

Property Address: 1502 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	83,100	97,100
<hr/>				
	0.17	14,000	83,100	97,100
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				92,029

SPECIAL ASSESSMENT DETAIL

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