

# 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. 68545

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 Seven (7), Block One (1), JAS. BLACK'S SUBDIVISION, in Private Claim No. Thirty-Three (33), City of Kaukauna, Outagamie County, Wisconsin.

**TAX PARCEL NO.** 322065100

**PROPERTY ADDRESS:** 1510 Green Bay Rd., Kaukauna, WI 54130

**MAILING ADDRESS:** 1510 Green Bay Rd., Kaukauna, WI 54130

### **TITLE VESTS:**

Michael R. Ehlers and Cathie L. Ehlers, husband and wife by virtue of a Warranty Deed dated June 20, 1998 and recorded March 29, 1999 as Doc. No. 1319142.

### **MORTGAGES:**

Mortgage executed by Michael R. Ehlers and Cathie L. Ehlers, husband and wife to Unison Credit Union in the amount of \$96,000.00, dated April 28, 2010 and recorded April 30, 2010 as Doc. No. 18716186.

## **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 \$1,787.00, less lottery credit of \$85.86 for a balance of \$1,701.14, have been paid.

Assessments:            Land:    \$14,000            Improvements:    \$68,000            FMV:    \$77,718

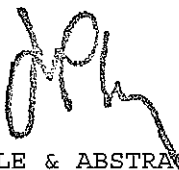
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used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

**1319142**STATE BAR OF WISCONSIN  
FORM 1-1982

## WARRANTY DEED

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

MAR 29 1999

AT 3:30 O'CLOCK A.M. P.M.  
GRACE HERB  
REGISTER OF DEEDSThis Deed, made between Scott A. Laflen and Lana Laflen,  
husband and wife

Grantor, and

Michael R. Ehlers and Cathie L. Ehlers, husband and  
wife

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to  
Grantee the following described real estate in Outagamie County,  
State of Wisconsin

TRANSFER

\$ 195.00  
FEE

This space reserved for recording data

Return Document to:

Michael Ehlers  
1510 Green Bay Road  
Kaukauna WI 54130

10

(PIN) 32-2-0651

LOT SEVEN (7) IN BLOCK ONE (1) IN JAS. BLACK 'S' SUBDIVISION, IN PRIVATE CLAIM NO. THIRTY-THREE (33),  
IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

This is homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging to Scott A. Laflen and Lana Laflen  
and warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning  
ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, and general  
taxes levied in the year of closing and subsequent years and will warrant and defend the same.

Dated this 26 day of June, 1998.

Scott A. Laflen (SEAL)

Lana Laflen (SEAL)

(SEAL)

(SEAL)

## AUTHENTICATION

Signatures of: Scott A. Laflen  
Lana Laflen

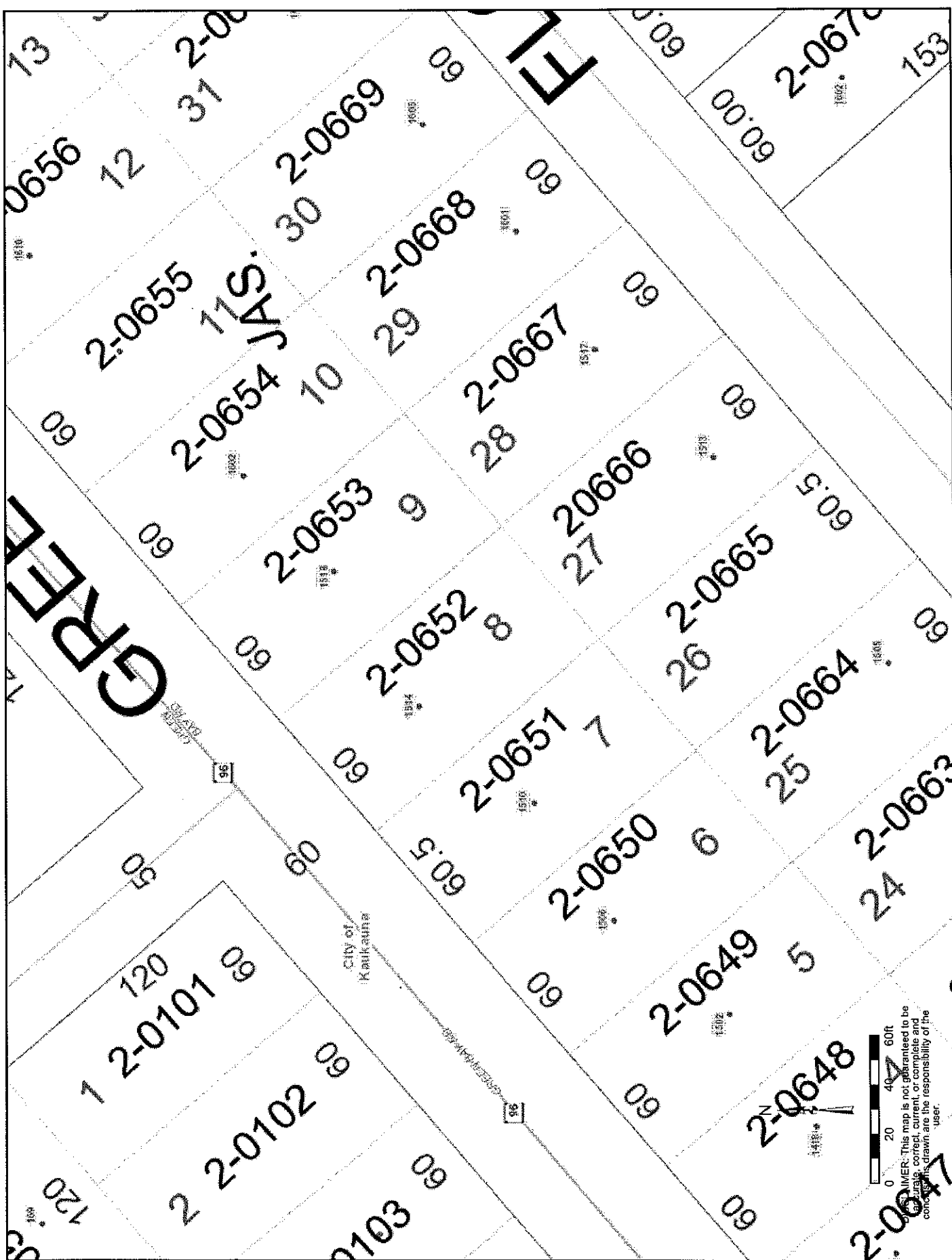
authenticated this 26 day of JUNE 1998

## ACKNOWLEDGEMENT

STATE OF WI  
OUTAGAMIE COUNTY )Personally came before me this 26 day of JUNE  
1998, the above named  
Scott A. Laflen and Lana Laflen  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledge the same.

TITLE: MEMBER STATE BAR OF WISCONSIN

(if not, \_\_\_\_\_  
authorized by ss706.06, Wis. Stats.)TERRY J. HALE  
Notary Public OUTAGAMIE County, WI  
My commission is permanent. (If not, state expiration date:  
12-02-2001)This instrument was drafted by:  
J. Bushnell Nielsen  
20900 Swenson Drive, Suite 900  
Waukesha, WI 53186(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.)



DISCLAIMER: This map is not guaranteed to be accurate, current, or complete and the user assumes all responsibility for its use.



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

# 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  
Apr. 30, 2010 AT 01:37PM  
OUTAGAMIE COUNTY  
JANICE FLEENZ  
REGISTER OF DEEDS  
Fee Amount: \$13.00  
Total Pages 2

Account No. 22305-082In consideration of the sum  
NINETY SIX THOUSAND & 00/100Dollars (\$ 96,000.00),

the receipt of which is acknowledged,

MICHAEL R. EHLERS AND CATHIE L. EHLERS, HUSBANDAND 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 SEVEN (7), IN BLOCK (1), JAS. BLACK'S SUBDIVISION, IN PRIVATE CLAIM  
NO. THIRTY-THREE (33), CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Parcel ID Number 322065100

"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 (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 April 28, 2010 and subsequent advances or payments made by 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 28th day of April, 2010

Mortgagor

MICHAEL R. EHLERS *Michael R Ehlers*

(Seal)

Mortgagor

CATHIE L. EHLERS

(Seal)

STATE OF WISCONSIN

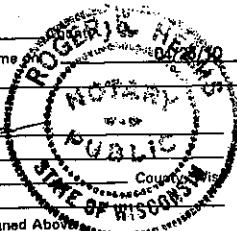
OUTAGAMIE

This instrument was acknowledged before me

Mortgagor

by MICHAEL R. EHLERS AND CATHIE L. EHLERS\* ROGER K. HELMSNotary Public OUTAGAMIEMy Commission Expires: 7/14/13

\* 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

EHLERS, MICHAEL R & CATHIE L  
1510 GREEN BAY RD

KAUKAUNA, WI 541300000

### PROPERTY INFORMATION

Parcel ID: 322065100  
Document #: 001319142  
Tax Districts:  
KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	808.14
<u>Second:</u>	893.00
<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>	1,787.00
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,701.14
<u>Amount Paid:</u>	1,701.14
(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 PG33 BETW GREEN BAY RD & PLANK RD  
LOT 7 BLK 1

Municipality: CITY OF KAUKAUNA  
Property Address: 1510 GREEN BAY RD

### LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
GI	0.17	14,000	68,000	82,000
	0.17	14,000	68,000	82,000
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				77,718

### 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	2830	1,701.14	0.00	1,701.14