

# 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. 68552

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 Ten (10), Block One (1), JAS. BLACK'S SUBDIVISION, Private Claim No. 33, lying between Green Bay Road and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

**TAX PARCEL NO.** 322065400

**PROPERTY ADDRESS:** 1602 Green Bay Rd., Kaukauna, WI 54130

**MAILING ADDRESS:** 1602 Green Bay Rd., Kaukauna, WI 54130

### **TITLE VESTS:**

Jeffrey D. Griffith by virtue of a Warranty Deed dated September 8, 2004 and recorded September 10, 2004 as Doc. No. 1630973.

### **MORTGAGES:**

Mortgage executed by Jeffrey D. Griffith, a single person to Unison Credit Union in the amount of \$45,000.00, dated September 9, 2004 and recorded September 10, 2004 as Doc. No. 1630974.

## **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 \$1,793.76, less lottery credit of \$85.86 for a balance of \$1,707.90, have been paid.

Assessments:	Land: \$14,300	Improvements: \$68,000	FMV: \$78,002
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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

1630973

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

## WARRANTY DEED

This Deed, made between Stephanie A. Rath, a single person Grantor, and Jeffrey D. Griffith Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

Lot Ten (10), Block One (1), JAS. BLACKS SUBDIVISION, Private Claim No. 33, lying between Green Bay Road and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

SEP 10 2004

AT 10:31  
O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

TRANSFER  
\$ 240.00  
FEE

Recording Area

Name and Return Address

Jeffrey D. Griffith  
1602 Green Bay Rd  
Kaukauna, WI 54130

Together with all appurtenant rights, title and interests.

322 065400

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 this 8 day of Sept, 2004.

Stephanie A. Rath

\* Stephanie A. Rath

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Larry Liebrecht  
Appleton, Wisconsin 54911

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

## ACKNOWLEDGMENT

STATE OF Wisconsin )

Outagamie County ) ss.

Personally came before me this 8 day of  
August September, 2004 the above named  
Stephanie A. Rath

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

Janice K. Budjar

Notary Public, State of Wisconsin

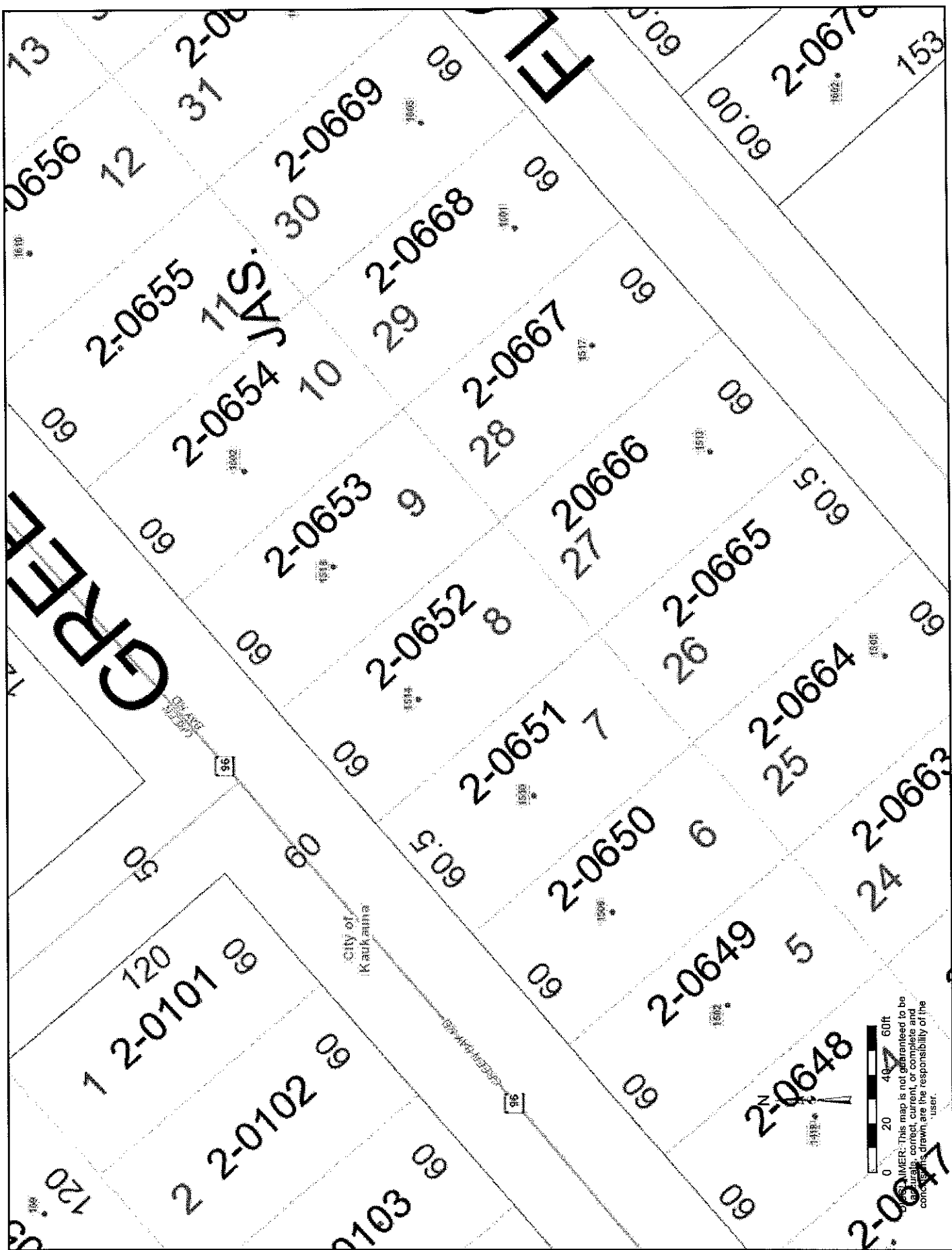
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

1-28-07

\* Names of persons signing in any capacity must be typed or printed below their signature.  
WARRANTY DEED

FORM No. 1 - 2000

INFO-PRO (800)655-2021 www.infoproforms.com STATE BAR OF WISCO





# 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.)

OUTAGAMIE 1630974  
Document # \_\_\_\_\_

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

SEP 10 2004

AT 10:31 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

pd  
1300

Acct. No. 33213-710

In consideration of the sum of FORTY-FIVE THOUSAND AND NO/100\*\*\*\*\*

Dollars (\$ 45,000.00), the  
receipt of which is acknowledged, JEFFREY D. GRIFFITH, A SINGLE  
PERSON

("Mortgagor", whether one or more) mortgages,  
conveys and warrants to UNISON

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, leases, issues and profits, all awards and payments made as a result of the exercise of the  
right of eminent domain, and all existing and future improvements and fixtures (all called the  
"Property"), to wit:

LOT TEN (10), BLOCK ONE (1), JAS. BLACKS SUBDIVISION,  
PRIVATE CLAIM NO. 33, LYING BETWEEN GREEN BAY ROAD AND  
PLANK ROAD, CITY OF KAUKAUNA, OUTAGAMIE COUNTY,  
WISCONSIN.

RETURN TO

UNISON CREDIT UNION  
PO BOX 260  
KAUKAUNA WI 54130

Parcel ID Number \_\_\_\_\_

Tax Key # 322 065400

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

This (is) (~~is not~~) 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 all sums 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 (or \_\_\_\_\_), 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 9 day of SEPTEMBER, 2004

Jeffrey D. Griffith (Seal)  
Mortgagor  
JEFFREY D. GRIFFITH

\_\_\_\_\_  
Mortgagor  
\_\_\_\_\_  
Mortgagor

STATE OF WISCONSIN

OUTAGAMIE County } ss

This instrument was acknowledged before me on SEPTEMBER 9, 2004, by JEFFREY D. GRIFFITH, A SINGLE  
PERSON

Kathy Vander Wiebe  
KATHY VANDER WIEBE  
Notary Public OUTAGAMIE County, Wisconsin  
My Commission Expires: 3-5-06

THIS INSTRUMENT WAS DRAFTED BY:

CANDACE HENDRICKSON

\* Type or Print Name Signed Above



## 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

GRIFFITH, JEFFREY D  
1602 GREEN BAY RD

KAUKAUNA, WI 541300000

### PROPERTY INFORMATION

Parcel ID: 322065400  
Document #: 001630973  
Tax Districts:  
KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	811.90
<u>Second:</u>	896.00
<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>	1,793.76
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	1,707.90
<u>Amount Paid:</u>	1,707.90
(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  
LOT 10 BLK 1

Municipality: CITY OF KAUKAUNA  
Property Address: 1602 GREEN BAY RD

### LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
61	0.17	14,300	68,000	82,300
	0.17	14,300	68,000	82,300
<u>Total Acres:</u>	0.17			
<u>Assessment Ratio:</u>	1.0551			
<u>Fair Market Value:</u>	78,002			

### 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>
12/14/12	408	1,707.90	0.00	1,707.90