

Bay Title & Abstract, Inc.

John C. May
President

345 S. Monroe Avenue
Green Bay, WI 54301

Phone 920-431-6100
Fax 920-431-6101

TITLE SEARCH REPORT

Wisconsin Dept. of Transportation
Northeast Region
944 Vanderperren Way
Green Bay, WI 54304

LR NO. 68553

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 Twelve (12), Block One (1), according to the recorded Plat of JAS Black's Subdivision of part of Private Claim 33, lying between Green Bay Road and Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322065600

PROPERTY ADDRESS: 1610 Green Bay Rd., Kaukauna, WI 54130

MAILING ADDRESS: 1610 Green Bay Rd., Kaukauna, WI 54130

TITLE VESTS:

David R. Norgren and Erin E. Sprangers (n/k/a Erin E. Norgren) by virtue of a Warranty Deed dated November 18, 2008 and recorded November 26, 2008 as Doc. No. 1815557.

MORTGAGES:

Mortgage executed by David R. Norgren and Erin E. Norgren, husband and wife to Wells Fargo Bank, N.A. in the amount of \$125,936.00, dated July 20, 2010 and recorded July 28, 2010 as Doc. No. 1880556.

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 \$2,413.71, less lottery credit of \$85.86 for a balance of \$2,327.85, have been paid.

Assessments:	Land: \$14,300	Improvements: \$95,500	FMV: \$104,066
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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

1815557

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

Recorded
Nov. 26, 2008 AT 02:42PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$11.00
Transfer Fee: \$378.00
Total Pages 1



Recording Area

Name and Return Address
David R. Norgren & Erin E. Sprangers
1610 Green Bay Rd.
Kaukauna, WI 54130

322065600

Parcel Identification Number (PIN)

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

THIS DEED, made between Brian M. Wesoloski and Nicole Wesoloski, a/k/a Nicole E. Wesoloski, husband and wife, and each in his or her own right ("Grantor," whether one or more), and David R. Norgren, a single person and Erin E. Sprangers, a single person, as joint tenants ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Outagamie County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot Twelve (12), Block One (1) of JAMES BLACK'S SUBDIVISION OF A PART OF PRIVATE CLAIM 33, lying between Green Bay Road and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and easements, restrictions of record and matters revealed by survey.

Dated November 18, 2008.

(SEAL)

Brian M. Wesoloski

(SEAL)

* Brian M. Wesoloski

(SEAL)

Nicole Wesoloski, a/k/a Nicole E. Wesoloski

(SEAL)

* Nicole Wesoloski, a/k/a Nicole E. Wesoloski

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Richard A. Stack, Jr.
Appleton, Wisconsin 54911-5978

ACKNOWLEDGMENT

STATE OF WISCONSIN

Outagamie COUNTY) ss.
)

Personally came before me on November 18, 2008,
the above-named Brian M. Wesoloski and Nicole Wesoloski, a/k/a Nicole E. Wesoloski
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Eric Backhorn
* Eric Backhorn

Notary Public, State of Wisconsin

My Commission (~~is permanent~~) (expires: 10-21-2012)

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

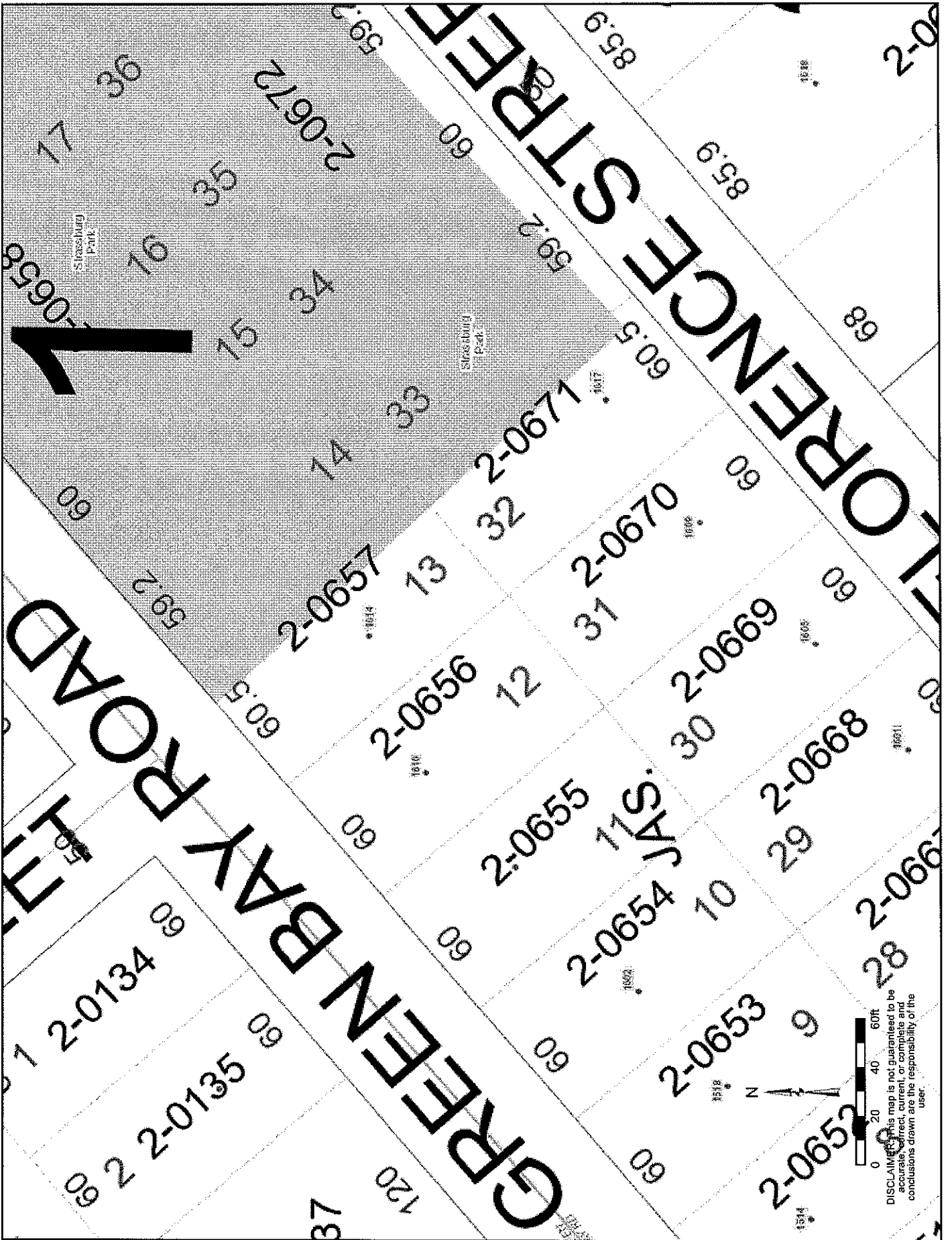
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.



1880556

MORTGAGE

DOCUMENT NUMBER:

Lincoln Title Services, Inc.
211 S. Monroe Avenue
Green Bay, WI 54301

ENVELOPE

Recorded
July 28, 2010 AT 09:01AM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 9



PARCEL IDENTIFIER NUMBER:
322055600

[Space Above This Line For Recording Data]

State of Wisconsin

FHA Case No.

581-3967651-703

THIS MORTGAGE ("Security Instrument") is given on JULY 20, 2010
The Mortgagor is DAVID R NORGRN AND ERIN E NORGRN, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to WELLS FARGO BANK, N.A.

which is organized and existing under the laws of THE UNITED STATES OF AMERICA
whose address is P. O. BOX 5137

DES MOINES, IA 50306-5137

("Lender"). Borrower owes Lender the principal sum of

ONE HUNDRED TWENTY-FIVE THOUSAND NINE HUNDRED THIRTY-SIX AND NO/100

Dollars (U.S. \$ ***125,936.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on AUGUST 1, 2040

. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance

0268588134

FHA Wisconsin Mortgage - 4/96

VMP-4R(WI) (9806)

VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 8

Initials:

DRN
eeh



77-13702

of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender, with power of sale, the following described property located in OUTAGAMIE County, Wisconsin:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART OF

which has the address of 1610 GREEN BAY ROAD, KAUKAUNA [Street, City],
Wisconsin 54130 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.
Witnesses:

_____	<u>David R Norgren</u> (Seal) DAVID R NORGREN -Borrower
_____	<u>Erin E Norgren</u> (Seal) ERIN E NORGREN -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower
_____ (Seal) -Borrower	_____ (Seal) -Borrower

STATE OF WISCONSIN, OUTAGAMIE

County ss:

The foregoing instrument was acknowledged before me this JULY 20, 2010

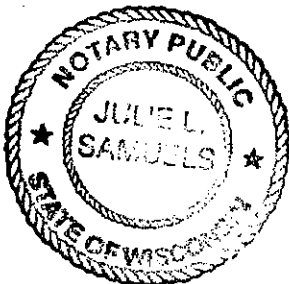
(date)

by DAVID R NORGREN AND ERIN E NORGREN, HUSBAND AND WIFE

(person acknowledging)

My Commission Expires:

(Seal) 7-25-10



Julie L Samuels
Notary Public, State of Wisconsin
Julie L Samuels
This instrument was prepared by
JESSICA DONOVAN
WELLS FARGO BANK, N.A.
2701 WELLS FARGO WAY
MPLS, MN 55467

Attached Legal Description

Lot Twelve (12), Block One (1) of James Black's Subdivision of a part of Private Claim 33, lying between Green Bay Road and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel Number: 322065600

Property Address: 1610 Green Bay Road, Kaukauna, WI 54130



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

NORGREN, DAVID R
1610 GREEN BAY RD
KAUKAUNA, WI 541300000

CO-OWNER(S)

SPRANGERS, ERIN E

PROPERTY INFORMATION

Parcel ID: 322065600
Document #: 001815557
Tax Districts:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

PROPERTY DESCRIPTION

JAS BLACK SUBD P C #33 BETW GREEN BAY RD & PLANK RD LOT
12 BLK 1
Municipality: CITY OF KAUKAUNA
Property Address: 1610 GREEN BAY RD

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,121.85
<u>Second:</u>	1,206.00
<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>	2,413.71
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,327.85
<u>Amount Paid:</u>	2,327.85
(View payment history info below)	
<u>Current Balance Due:</u>	0.00
<u>Interest:</u>	0.00
<u>Total Due:</u>	0.00

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.17	14,300	95,500	109,800
				<hr/>
	0.17	14,300	95,500	109,800
<u>Total Acres:</u>				0.17
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				104,066

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>
12/31/12	3969	2,327.85	0.00	2,327.85