

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. 68577

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 18, 2013 at 12:01 a.m.

LEGAL DESCRIPTION:

The Northeast 140 feet of the Northwest 111 feet of Lot One (1), Block Three (3), according to the recorded Plat of JAS Black's Subdivision, in Private Claim 33, between Green Bay and Plank Road, in the City of Kaukauna, Outagamie County, Wisconsin.

TAX PARCEL NO. 322069600

PROPERTY ADDRESS: 1906 Green Bay Road, Kaukauna, WI 54130

MAILING ADDRESS: 1906 Green Bay Road, Kaukauna, WI 54130

TITLE VESTS:

Jonathan T. Shiffert and Deneen L. Shiffert, husband and wife by virtue of a Warranty Deed dated January 3, 2001 and recorded January 10, 2001 as Doc. No. 1391569.

MORTGAGES:

Mortgage executed by Jonathan T. Shiffert and Deneen L. Shiffert, husband and wife to Wells Fargo Bank, N.A., in the amount of \$163,318.00, dated October 26, 2012 and recorded November 1, 2012 as Doc. No. 1964981.

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 \$2,981.83, less lottery credit of \$85.86, for a balance of \$2,895.97 have been paid.

Assessments:	Land: \$22,200	Improvements: \$112,800	FMV: \$127,950
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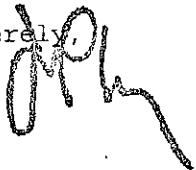
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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

STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

OUTAGAMIE 1391569
Document #

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

JAN 10 2001

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

This Deed, made between Mary A. Doering and Joseph D. Van Wychen and Robert S. Van Wychen, each an undivided 1/3 interest as tenants in common
*a/k/a Robert Van Wychen

Grantor and Jonathan T. Shiffert and Deneen L. Shiffert, husband and wife,
taking title as Survivorship Marital Property

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of one dollar (\$1.00) and other good and valuable consideration conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin:

RETURN TO:
Jonathan T. & Deneen L. Shiffert
1906 Green Bay Rd
Kaukauna, WI 54130

Tax Parcel No. 32-2-0696-00-2

The Northeast 140 feet of the Northwest 111 feet, of Lot One (1), in Block Three (3), of JAS BLACK'S SUBDIVISION, in Private Claim 33, between Green Bay and Plank Road, City of Kaukauna, Outagamie County, Wisconsin.

Tax Key No. 32-2-0696-00-2

TRANSFER

314.70
FEE

This is not homestead property

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Mary A. Doering and Joseph D. Van Wychen and Robert S. Van Wychen warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated this 3RD day of January 2001.

Mary A. Doering (SEAL)
Mary A. Doering

Joseph D. Van Wychen (SEAL)
Joseph D. Van Wychen

Robert S. Van Wychen (SEAL)
Robert S. Van Wychen

(SEAL)

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §(4,6)706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Marvin P. Ripp

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

ACKNOWLEDGEMENT

State of Wisconsin

Outagamie County

} SS:

Personally came before me this 3RD day of January, 2001 the above named Mary A. Doering, Joseph D. Van Wychen, Robert S. Van Wychen to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Karen E. Atman
June 30, 2002

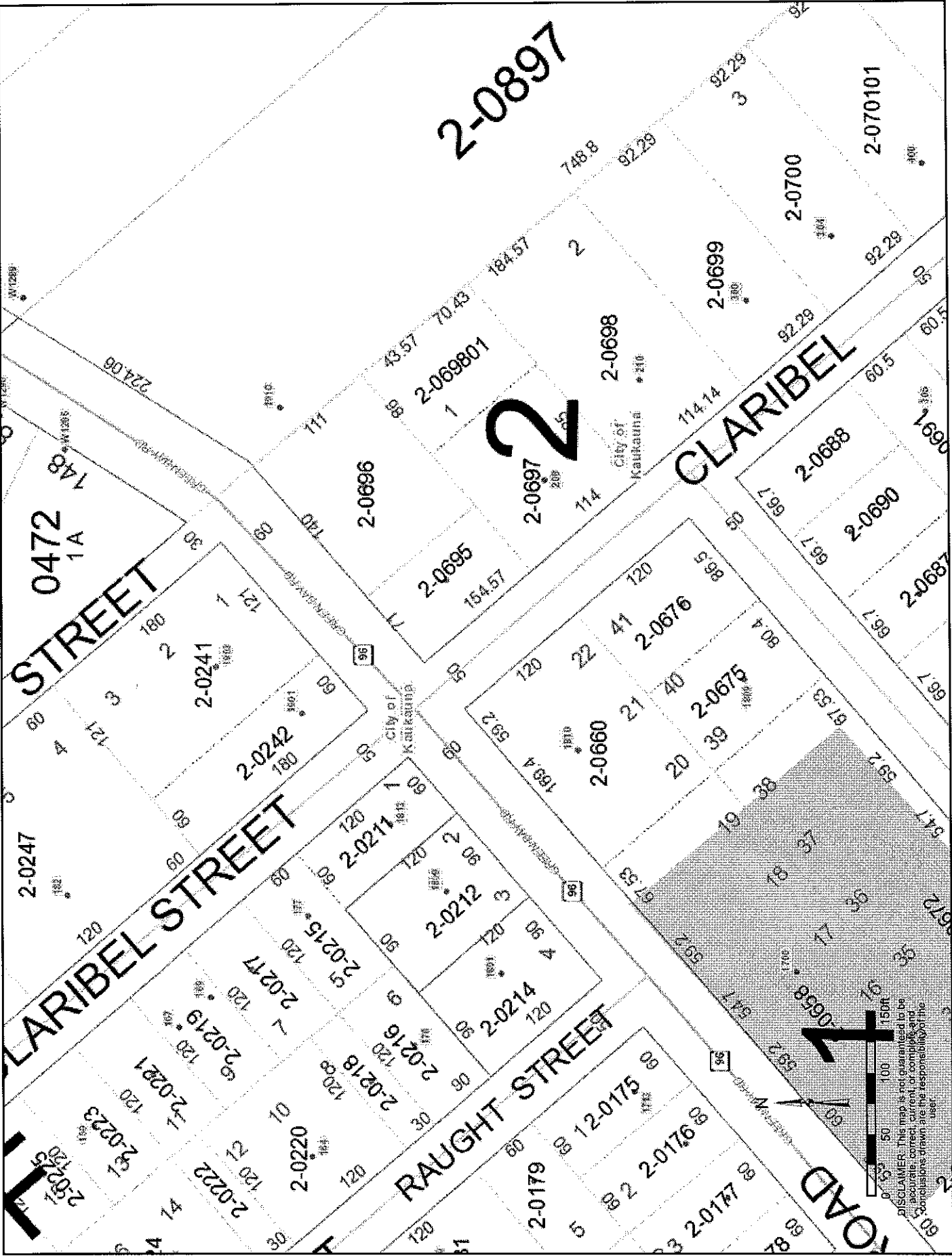
Notary Public Outagamie County, Wis.
My Commission is permanent.
If not, state expiration date: 6/30/02

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

WARRANTY DEED

FA Form MAE104/APE074 Revised 5/26/99

STATE BAR OF WISCONSIN
FORM No. 1-1982



2-0897

2-070101

2-0700

2-0699

2-0698

CLARIBEL

2-0688

2-0690

2-0687

2

2-0697

2-0695

2-0696

2-0241

2-0242

CLARIBEL STREET

2-0219

2-0218

2-0220

2-0222

RAUGHT STREET

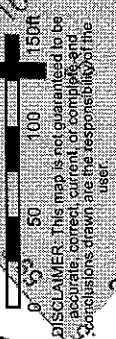
2-0179

2-0175

2-0176

2-0177

ROAD 1



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



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

MORTGAGE

Document #: 1964981
Date: 11-01-2012 Time: 2:59 PM Pages: 9
Fee: \$30.00 County: OUTAGAMIE State: WI

DOCUMENT NUMBER:

JANICE FLENZ
REGISTER OF DEEDS

NAME & RETURN ADDRESS:

FINAL DOCS T7408-01F
4101 WISEMAN BLVD BLDG 108
SAN ANTONIO, TX 78251-4200

***The above recording information verifies
this document has been electronically
recorded and returned to the submitter***

PARCEL IDENTIFIER NUMBER:

322069600

OTCSTO-53532174-SW

[Space Above This Line For Recording Data]

State of Wisconsin

FHA Case No.

581-4573187 703

THIS MORTGAGE ("Security Instrument") is given on OCTOBER 26, 2012
The Mortgagor is JONATHAN T SHIFFERT AND DENEEN L SHIFFERT, 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, and
whose address is 101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD 57104

("Lender"). Borrower owes Lender the principal sum of
ONE HUNDRED SIXTY THREE THOUSAND THREE HUNDRED EIGHTEEN AND 00/100
Dollars (U.S. \$*****163,318.00).

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 NOVEMBER 01, 2042

. 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

0349366518

FHA Wisconsin Mortgage - 4/96

VMP 4R(WI) (8808)

VMP MORTGAGE FORMS - (800) 521-7291

Page 1 of 8

Initials: DD

STS



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 A PART HEREOF

APN #322069600

TAX STATEMENTS SHOULD BE SENT TO: WELLS FARGO HOME MORTGAGE, P.O. BOX 11758,
NEWARK, NJ 071014758

which has the address of 1906 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>Jonathan T. Shiffert</u> (Seal) JONATHAN T SHIFFERT -Borrower
_____	<u>Deneen L Shiffert</u> (Seal) DENEEN L SHIFFERT -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 **OCTOBER 26, 2012**

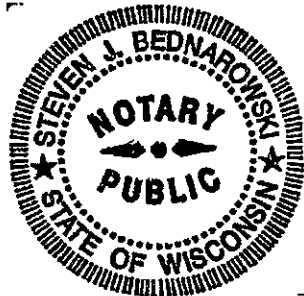
(date)

by **JONATHAN T SHIFFERT AND DENEEN L SHIFFERT**

(person acknowledging)

My Commission Expires: October 20, 2013

(Seal)



[Signature]
Notary Public, State of Wisconsin

This instrument was prepared by
WELLS FARGO BANK, N.A.

VIRGINIA CORREA

Escrow No.: 12-53532174-SW
Locate No.: CAIND0000-7739-4535-
Title No.: CTCSTO-5532174-SW

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OUTGONE, STATE OF WISCONSIN, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST 140 FEET OF THE NORTHWEST 111 FEET, OF LOT ONE (1), IN BLOCK THREE (3), OF JAS BLACK'S SUBDIVISION, IN PRIVATE CLAIM 33, BETWEEN GREEN BAY AND PLANK ROAD, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

APN: 322069600



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

SHIFFERT, JONATHAN T & DENEEN
1906 GREEN BAY RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322069600
Document #: 001391569
Tax Districts:
KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,405.97
<u>Second:</u>	1,490.00
<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>	2,981.83
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,895.97
<u>Amount Paid:</u>	2,895.97
(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
N111FT LESS SW71FT OF NE211FT LOT 1 BLK 3

Municipality: CITY OF KAUKAUNA
Property Address: 1906 GREEN BAY RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.36	22,200	112,800	135,000
	0.36	22,200	112,800	135,000
<u>Total Acres:</u>	0.36			
<u>Assessment Ratio:</u>	1.0551			
<u>Fair Market Value:</u>	127,950			

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	4028	2,895.97	0.00	2,895.97