

# 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. 68580

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:**

A parcel of land in Block A, Private Claim 33 in the 2<sup>nd</sup> Ward of the City of Kaukauna, Outagamie County, Wisconsin, described as follows:

Commencing at the intersection of the South line of Plank Road with the Westerly boundary line of said Private Claim 33; thence North 87 deg. 26 min. East, along the South line of said Plank Road, 413.9 feet to the point of beginning; thence continuing North 87 deg. 26 min. East along the South line of said Plank Road, 100.6 feet; thence South 02 deg. 34 min. East, 66.00 feet; thence South 34 deg. 00 min. East, 311.1 feet to the South line of lands described in Vol. 599 Records, Page 655; thence South 72 deg. 00 min. West, along the South line of said lands, 53.28 feet to the Southwest corner of said lands; thence North 34 deg. 00 min. West, 405.2 feet to the point of beginning.

**TAX PARCEL NO.** 322071900

**PROPERTY ADDRESS:** 403 Plank Road, Kaukauna, WI 54130

**MAILING ADDRESS:** 403 Plank Road, Kaukauna, WI 54130

## **TITLE VESTS:**

Susan M. Levanetz, Eric A. DeBruin, Mary A. VanWychen and Margaret J. Simaz by virtue of a Personal Representative's Deed dated March 25, 2011 and recorded March 28, 2011 as Doc. No. 1906517.

## **MORTGAGES:**

No open mortgages of record

## **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.

## **JUDGMENTS, TAX LIENS AND/OR CONSTRUCTION LIENS:**

Judgment, Case No. 2012SC003177, docketed in the Clerk of Courts, Outagamie County, Wisconsin on October 9, 2012 at 11:04 AM against Mary Van Wychen, 310 W. 7<sup>th</sup> Street, Kaukauna, WI 54130 and in favor of Asset Acceptance LLC, P.O. Box 2041, Warren, MI 48093, in the amount of \$2,782.94. Attorney for creditor: Kevin T. White.

## **PROPERTY TAXES:**

The 2012 Real Estate Taxes in the amount of \$3,259.12, less lottery credit of \$85.86, for a balance of \$3,173.26 have been paid.

Assessments:            Land:    \$23,800            Improvements:    \$123,500            FMV:    \$139,608

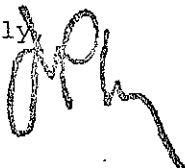
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used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

## PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made between Susan M. Levanetz, as Personal Representative of the Estate of Clarence J. DeBruin ("Decedent"), ("Grantor", whether one or more), and Susan M. Levanetz, Erik A. DeBruin, Mary A. Van Wychen and Margaret J. Simaz, as tenants in common ("Grantee", whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Outagamie County, State of Wisconsin, ("Property"):

A parcel of land in Block "A" of Private Claim 33 in the 2<sup>nd</sup> Ward of the City of Kaukauna, Outagamie County, Wisconsin, described as follows: Commencing at the intersection of the south line of Plank Road with the Westerly boundary line of said Private Claim 33; thence N 87°26' E, along the south line of said Plank Road, 413.9 feet to the point of beginning; thence continuing N 87°26' E, along the south line of said Plank Road, 100.6 feet; thence S 2°34' E, 66.0 feet; thence S 34°00' E, 311.1 feet to the south line of lands described in Volume 599 of Records, page 655; thence S 72°00' W, along the south line of said lands, 53.28 feet to the southwest corner of said lands; thence N 34°00' W, 405.2 feet to the point of beginning.

This transfer is exempt pursuant to Section 77.25(11) of the Wisconsin Statutes.

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated March 25, 2011.

PERSONAL REPRESENTATIVE:

Susan M. Levanetz (SEAL)  
Susan M. Levanetz

### AUTHENTICATION

Signature of Susan M. Levanetz authenticated on 3-25, 2011.

Reg P. Wydeven  
Title: Member State Bar of Wisconsin

This instrument was drafted by  
Attorney Reg P. Wydeven  
McCarty Law LLP  
2401 East Enterprise Avenue.  
Appleton WI 54913-7887

MAIL PROPERTY TAX BILL TO:  
Susan M. Levanetz  
403 Plank Road  
Kaukauna WI 54130

1906517

Recorded  
March 28, 2011 9:51 AM  
OUTAGAMIE COUNTY  
JANICE FLENZ  
REGISTER OF DEEDS  
Fee Amount: \$30.00  
FEE EXEMPT 77.25-(11)  
Total Pages: 1



Return to:  
Attorney Reg P. Wydeven  
McCarty Law LLP  
2401 East Enterprise Avenue  
Appleton WI 54913-7887

ENVELOPE

Tax Parcel No.: 322 071900

This is not homestead property.

VOL 599 PAGE 655

This Indenture, Made this 2nd day of June, A. D., 19 62,  
between Anna Schuh,

part y of the first part, and

Almira DeBruin,

part y of the second part.

Witnesseth: That the said part y of the first part, for and in consideration of the sum of  
One (\$1.00) Dollar and other good & valuable consideration

to her in hand paid by the said part y of the second part, the receipt whereof is hereby  
confessed and acknowledged, ha given, granted, bargained, sold, remised, released, aliened, conveyed  
and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and  
confirm unto the said part y of the second part, her heirs and assigns  
forever, the following described real estate, situated in the County of Outagamie  
and State of Wisconsin, to-wit:

2 parcels of land in Block "A" of Private Claim 33 in the  
Second Ward of the City of Kaukauna, Outagamie County,  
Wisconsin; more fully described as follows:

Each of said parcels  
Commencing at the intersection of the south line of the  
Plank Road with the Westerly boundary line of said Private  
Claim 33, thence N 87° 26' E along the south line of said  
Plank Road,

Parcel 1: 413.9 feet to the point of beginning; thence continuing  
N 87° 26' E along the south line of said Plank Road, 90 feet  
to a point, thence S 34° E, 380.4 feet to the south line of  
property described in Volume 215 of Deeds, page 290, thence  
South 72° W along said south line 79.9 feet to a point,  
thence N 34° W, 405.2 feet to the point of beginning.

Parcel 2: 503.9 feet to the point of beginning; thence continuing  
N 87° 26' E along the south line of said Plank Road 90 feet  
to a point, thence S 34° E, 355.7 feet to the south line of  
property described in Volume 215 of Deeds, page 290, thence  
S 72° W along said south line 79.9 feet to a point, thence  
N 34° W, 380.4 feet to the point of beginning.

#495



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise  
appertaining; and all the estate, right, title, interest, claim, or demand whatsoever, of the said part y  
of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained  
premises and their hereditaments and appurtenances.

To Have and to Hold, the said premises as above described with the hereditaments and appurtenances,  
unto the said part y of the second part, and to her heirs and assigns FOREVER.

And the said Anna Schuh  
for herself, her heirs, executors and administrators, do es covenant, grant, bargain and  
agree to and with the said part y of the second part, her heirs and assigns, that at the time of  
the ensembling and delivery of these presents she is well seized of the premises above described,  
as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and  
that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part y of the

second part, her heirs and assigns, against all and every person or persons, lawfully claiming the whole or any part thereof, she will forever WARRANT and DEFEND.  
In Witness Whereof, the said part y of the first part ha shereunto set her hand and seal this 2nd day of June, A. D., 19 62.

Signed and Sealed in Presence of

James I. McFadden  
James I. McFadden

Rose Denigan  
Rose Denigan

Anna Schuh (Seal)  
Anna Schuh

(Seal)

(Seal)

(Seal)

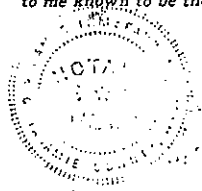
State of Wisconsin,

Outagamie County.

ss.

Personally came before me, this 2nd day of June, A. D., 19 62, the above named Anna Schuh

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



James I. McFadden  
James I. McFadden

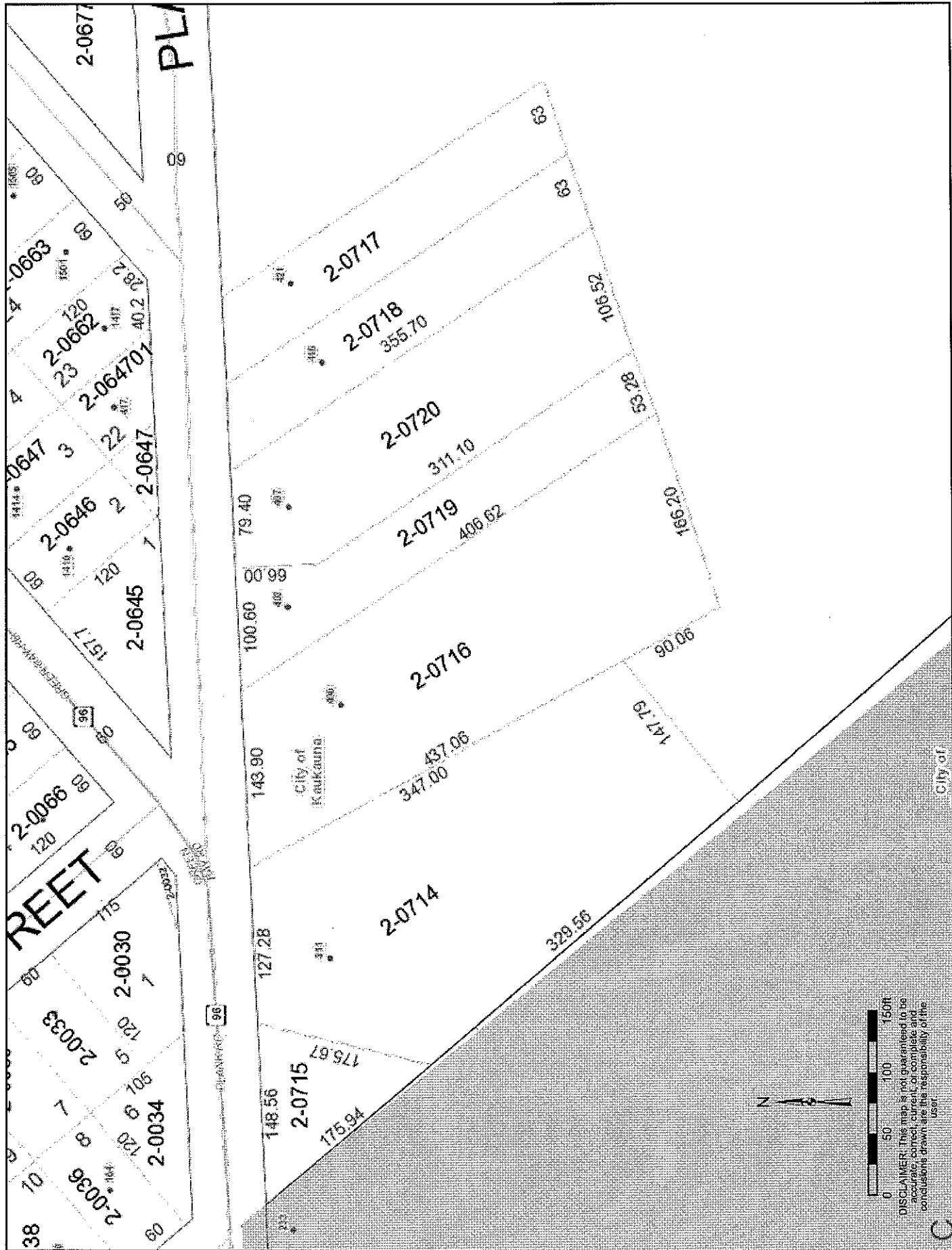
Notary Public, Outagamie County, Wisconsin,

My commission expires permanent, A.D. 19 62

Drafted by Attorney James I. McFadden


(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

No. 547456	To	WARRANTY DEED	196	Received for Record this 4 day of June, A. D., 1962	at 9 o'clock A.M., and recorded in Vol. 599 of Books on page 655	by M. Peters, Register of Deeds.	Deputy
Anna Schuh	Almira DeBruin		REGISTERS OFFICE, State of Wisconsin OUTAGAMIE County.				
RETURN TO: HARRY J. MRS. FADDEN 203 KADAVANUP, WIS.							



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## Civil Judgment(s)

What is RSS? 

### Judgment For money

County	Case Number	Case Caption
Outagamie	<u>2012SC003177</u>	Asset Acceptance LLC vs. Mary Van Wychen
Judgment/Lien Date	Total Amount	Warrant Number
10-01-2012	\$ 2,782.94	
Date and Time Docketed	Service/Event Date	
10-09-2012 at 11:04 am		

Satisfaction	Judgment Status	Date	Type Of Tax
No			

### Property/Remarks

### Judgment Parties

Party Type	Name	Dismissed	Status	Address	Attorney Name
Creditor	Asset Acceptance LLC	No	Active	P O Box 2041, Warren, MI 48093	White, Kevin T
Debtor	Van Wychen, Mary	No	Active	310 W 7th St, Kaukauna, WI 54130-2361	

### Costs / Amounts

Description	Amount
Attorney fee	\$ 150.00
Docketing fee	\$ 5.00
Judgment amount	\$ 2,531.44
Service	\$ 2.00
Small claims filing fee	\$ 94.50

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## 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

LEVANETZ, SUSAN M  
403 PLANK RD  
KAUKAUNA, WI 541300000

### CO-OWNER(S)

DEBRUIN, ERIK A  
SIMAZ, MARGARET J  
VANWYCHEN, MARY A

### PROPERTY INFORMATION

Parcel ID: 322071900  
Document #: 001906517  
Tax Districts:  
KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### PROPERTY DESCRIPTION

SUBD PC #33 ASSES PLT COM N87D E413.9FT OF INTR S C/L PLANK  
RD & WLY/L PC33 N87D E100.6FT S66FT S34D E311.1FT S72D  
W53.82FT N34D W405.2FT TO BEG PRT BLK A .60AC M/L  
Municipality: CITY OF KAUKAUNA  
Property Address: 403 PLANK RD

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,544.26
<u>Second:</u>	1,629.00
<u>Third:</u>	0.00
<u>Fourth:</u>	0.00

### LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.6	23,800	123,500	147,300
	0.6	23,800	123,500	147,300
<u>Total Acres:</u>	0.6			
<u>Assessment Ratio:</u>				1.0551
<u>Fair Market Value:</u>				139,608

### SPECIAL ASSESSMENT DETAIL

<u>Code</u>	<u>Description</u>	<u>Amount</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>	3,259.12
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	3,173.26
<u>Amount Paid:</u>	3,173.26
(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>
06/11/13	155920	1,629.00	0.00	1,629.00
12/18/12	99691	1,544.26	0.00	1,544.26