

# 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. 68600

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 25, 2013 at 12:01 a.m.

### **LEGAL DESCRIPTION:**

Lot One (1) of Certified Survey Map No. 5387, filed June 28, 2006 at 2:56 PM in Vol. 31 Certified Survey Maps, Page 5387, as Doc. No. 1715846, in the City of Kaukauna, Outagamie County, Wisconsin.

**TAX PARCEL NO.** 322089300

**PROPERTY ADDRESS:** 149 Washington Street, Kaukauna, WI 54130

**MAILING ADDRESS:** 149 Washington Street, Kaukauna, WI 54130

### **TITLE VESTS:**

Dennis J. Berkers by virtue of Quit Claim Deeds recorded as Doc. No. 1403857 and in Jacket 8649 Records, Image 31 as Doc. No. 941370.

### **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.

Deed to the City of Kaukauna recorded in Vol. 386 Records, Page 583 as Doc. No. 430687.

Matters contained on Map recorded in Vol. 31 Certified Survey Map, Page 5387 as Doc. No. 1715846.

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

None of record.

## **PROPERTY TAXES:**

The 2012 Real Estate Taxes in the amount of \$2,713.56, less lottery credit of \$85.86 for a balance of \$2,627.70, have been paid.

Assessments:	Land: \$20,600	Improvements: \$102,500	FMV: \$116,671
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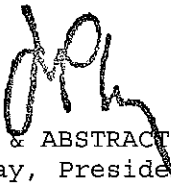
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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

1403857

Document Number

QUIT CLAIM DEED

KAUKAUNA FLORAL, a Wisconsin Partnership of James W. Balck and Dennis J. Berkens quit-claims to DENNIS J. BERKERS the following described real estate in OUTAGAMIE County, State of Wisconsin: Lot Seven (7), less the Southerly 37.50 feet, Block One (1), BERKERS FLORAL PLAT, City of Kaukauna, Outagamie County, Wisconsin.

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

APR 24 2001  
AT 9:30 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

Recording Area

Name and Return Address

Atty. Paul Van Berkel/  
180 West Wisconsin Avenue  
Kaukauna, WI 54130

32-2-0894-00-2  
(Parcel Identification Number)

TRANSFER  
\$ 10.20  
FEE

This is not homestead property.

Dated this 23rd day of April, 2001.

KAUKAUNA FLORAL

By: James W. Balck  
JAMES W. BALCK, Partner

By: Dennis J. Berkens  
DENNIS J. BERKERS, Partner

AUTHENTICATION

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

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

signature \_\_\_\_\_

type or print name \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY  
ATTORNEY PAUL VAN BERKEL  
180 West Wisconsin Avenue  
Kaukauna, WI 54130

a:QCKaukaunaFloralBerkens.DeedDisc10.J

ACKNOWLEDGMENT

STATE OF WISCONSIN  
OUTAGAMIE COUNTY

Personally came before me this 23rd day of April, 2001, the above named James W. Balck and Dennis J. Berkens to me known to be the persons who executed the foregoing instrument and acknowledge the same.

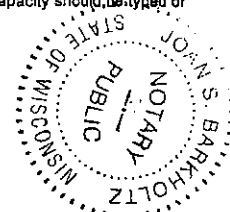
Joan S. Barkholtz  
signature \_\_\_\_\_

type or print name JOAN S. BARKHOLTZ

Notary Public Winnebago County, WI

My commission is permanent. (If not, state expiration date: January 27, 2002)

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



941370

**J 8649 I 31**  
 STATE BAR OF WISCONSIN FORM 3-1982  
 QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE  
 OUTAGAMIE COUNTY, WI  
 RECEIVED AND RECORDED ON

JUL 21 1988

AT 2 O'CLOCK P.M.

JACKET 8649 IMAGE 31

Grace Herb *ml*

RETURN TO  
 McCarty, Curry, Wydevan, Peeters & Riester  
 P.O. Box 860  
 Kaukauna, WI 54130-0860

Mary M. Berkers, a/k/a Mary Berkers

quit-claims to Dennis J. Berkers

the following described real estate in Outagamie County,  
 State of Wisconsin:

All of Lot Six (6) of Berker's Floral Plat,  
 City of Kaukauna, Outagamie County, Wisconsin.

This Deed given pursuant to Divorce Judgment, Dane County,  
 Circuit Court, State of Wisconsin, Case No. 79-FA-249,  
 as entered on the 25th day of March, 1981.

Tax Parcel No: .....

FEE 8

EXEMPT

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

Dated this 6 day of July, 19 88.

(SEAL)

Mary M. Berkers

(SEAL)

(SEAL)

(SEAL)

## AUTHENTICATION

Signature(s) .....

authenticated this ..... day of ....., 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Charles J. Hartzheim, Attorney  
 301 North Lynndale Drive  
 Appleton, WI 54914

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

## ACKNOWLEDGMENT

STATE OF WISCONSIN

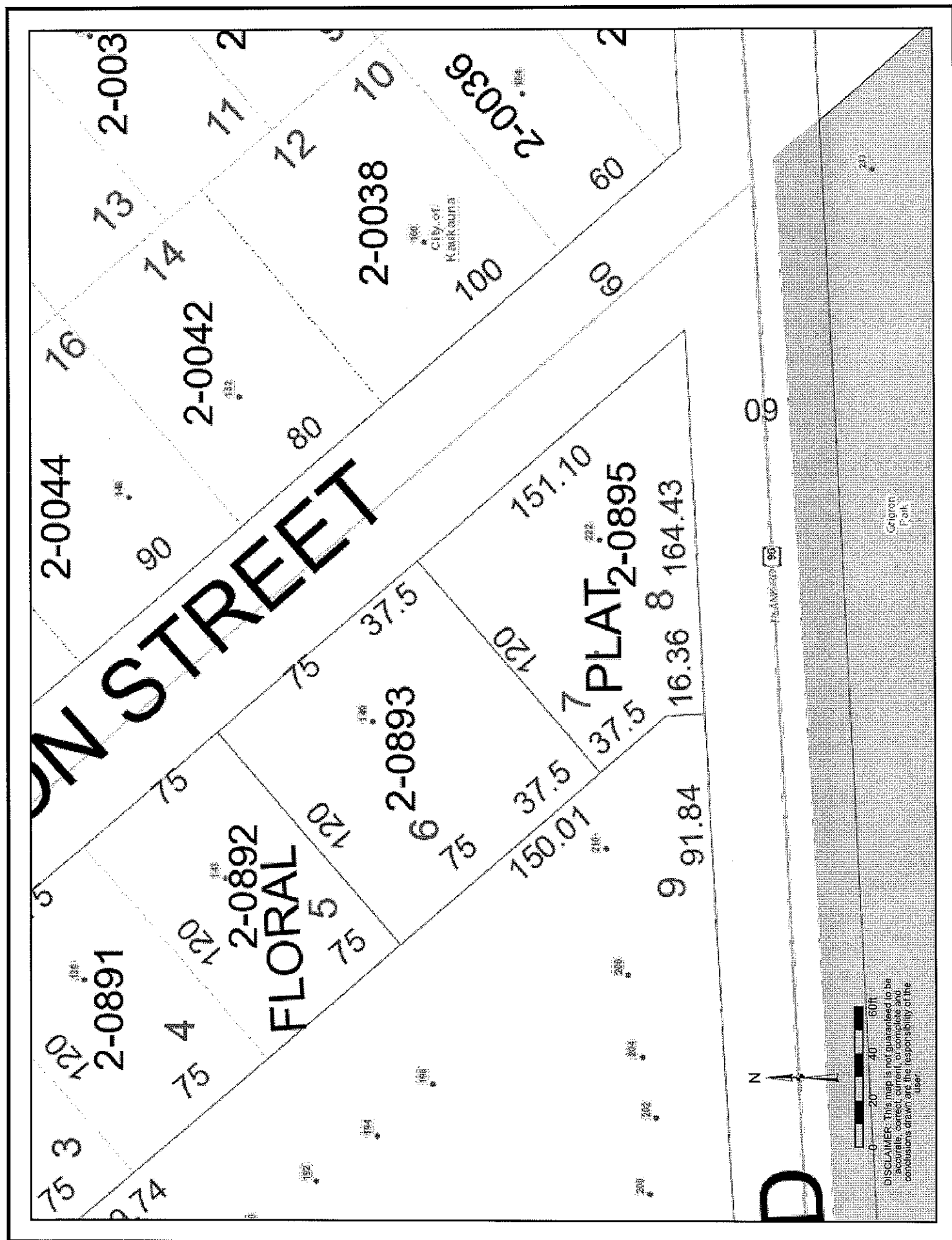
Outagamie County, ss.

Personally came before me this 6th day of  
 July, 19 88, the above named  
 Mary M. Berkers

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

\*Kathy E. Pomasl

Notary Public ..... County, Wis.  
 My Commission is permanent. (If not, state expiration  
 date: 4/21, 1991.)



Section 235.10, Wisconsin Statutes

VOL 386 PAGE 583  
A. D., 1950

This Indenture, Made this 1st day of August

between John Berkers and Veronica Berkers, his wife,

part 1st of the first part, and

The City of Kaukauna, a Municipal Corporation, located in Outagamie

County, Wisconsin

part V of the second part,

Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of

One (\$1.00) Dollar and other good and valuable consideration

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

A parcel of land in Lot "B" of Private Claim 34, Second Ward, City of Kaukauna, Outagamie County, Wisconsin, more fully described as follows, to-wit:- Commencing at a point on the Southeasterly line of Lawe Street at the Northerly corner of said Lot "B", thence S 40 degrees 45' E, on and along the Northeasterly line of Lot "B", 123.70 feet to the point of beginning; thence continuing S 40 degrees 45' E, on and along the North-easterly line of Lot "B", 674.43 feet to a point in the North line of Plank Road; thence S 87 degrees 20' W, on and along the North line of Plank Road, 38.11 feet to a point; thence N 40 degrees 45' W, 647.40 feet to a point; thence N 35 degrees 14' E, 30.92 feet to the point of beginning, containing 0.46 acres, more or less.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part 1st 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 V of the second part, and to its heirs and assigns FOREVER.

And the said John Berkers and Veronica Berkers, his wife,

for their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said part V of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents they are 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 V of the second part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said part 1st of the first part have hereunto set their hand and seal, this 1st day of August, A. D., 1950.

SIGNED AND SEALED IN PRESENCE OF

H. F. McAndrews  
Dolores Van Lanen  
Dolores Van Lanen

John Berkers (SEAL)

Veronica Berkers (SEAL)

John Berkers (SEAL)

Veronica Berkers (SEAL)

VOL 386 pg 584  
State of Wisconsin,

Outagamie County, ss.

Personally came before me, this 1st day of August, A.D., 1960.

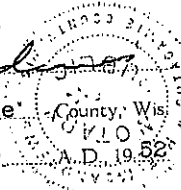
the above named John Berkers and Veronica Berkers, his wife,

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

H. F. McAndrews

Notary Public, Outagamie County, Wis.

My commission expires Oct. 6, A.D., 1962.



NO. 430684

John Berkers & wf.

TO

The City of Kaukauna

Premises

### Warranty Deed

This instrument should be immediately placed upon record to avoid future trouble and litigation.

#### REGISTER'S OFFICE,

State of Wisconsin,

OUTAGAMIE County.

Received for Record this 8 day of Aug. A.D., 1960.

at 2:30 o'clock P.M., and recorded in Vol. 386 of Deeds, on page 583.

S. M. Oetters

Register of Deeds.

Deputy

City Clerk of Kaukauna

File: 3034csm.dwg  
Date: 06/22/2006  
Drafted By: wil  
Sheet: 1 of 2





Stock No. 26273

Page 5387 (Two Pages)

## Certified Survey Map No. 5387

Surveyor's Certificate

I, William F. Kottler, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna and Outagamie County, and under the direction of owner of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 6 and the Northerly 37.50 feet of Lot 7 of Berker's Floral Plat, being part of Lot "B", Private Claim 34, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, containing 13,500 Square Feet (0.3099 Acres) of land described as follows:

Beginning at the Northeast corner of Lot 5 of Berker's Floral Plat; thence along the Southeasterly line of Washington Street, S40°45'00"E, 112.50 feet; thence S49°15'00"W, 120.00 feet to the North line of Lot 9 of Berker's Floral Plat; thence along said North line, N40°45'00"W, 112.50 feet to the Southeast corner of Lot 5 of Berker's Floral Plat; thence along the Southerly line of said Lot 5, N49°15'00"E, 120.00 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 22<sup>nd</sup> day of June, 2006.

  
William F. Kottler, Wisconsin Registered Land Surveyor No. S-2348

Common Council Resolution

Resolved, this minor subdivision in the City of Kaukauna is hereby approved by the Common Council on

this 20<sup>th</sup> day of June, 2006.

  
Mayor

06/23/06  
Date

  
Clerk

6/23/06  
Date

Treasurer's Certificate

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

  
County Treasurer

6-28-06  
Date

  
City Treasurer

6/23/06  
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

Owners of record:  
Dennis J. Berkers

Recording Information:  
Doc. 1403857

Parcel Number(s):  
322089300



## 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

BERKERS, DENNIS J  
149 WASHINGTON ST

KAUKAUNA, WI 541300000

### PROPERTY INFORMATION

Parcel ID: 322089300

Document #: 001403857

#### Tax Districts:

KAUKAUNA SCHOOL  
FOX VALLEY TECH  
HEART OF VALLEY

### TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
First:	1,271.70
Second:	1,356.00
Third:	0.00
Fourth:	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>	2,713.56
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	2,627.70
<u>Amount Paid:</u>	2,627.70
(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>
01/04/13	4222	2,627.70	0.00	2,627.70

### CO-OWNER(S)

### PROPERTY DESCRIPTION

CSM 5387 LOT 1 (PLATTED OUT OF PRT LOTS 6 & 7 BERKERS  
FLORAL PLAT LOT B PC34-21-18) .31AC M/L

Municipality: CITY OF KAUKAUNA

Property Address: 149 WASHINGTON ST

### LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G1	0.31	20,600	102,500	123,100
<hr/>				
	0.31	20,600	102,500	123,100

Total Acres: 0.31

Assessment Ratio: 1.0551

Fair Market Value: 116,671

### SPECIAL ASSESSMENT DETAIL

<u>Code</u>	<u>Description</u>	<u>Amount</u>
		0.00