

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. 68601

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 Eight (8), Block One (1), according to the recorded Berkers' Floral Plat, in the City of Kaukauna, Outagamie County, Wisconsin.

AND

That part of Lot Seven (7), Block One (1), according to the recorded Berkers' Floral Plat, in the City of Kaukauna, Outagamie County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 8; thence Northwesterly 113.60 feet to the Southeast corner of Lot 7 as the point of beginning; thence continuing Northwesterly 37.5 feet; thence Southwesterly 120 feet; thence Southeasterly 37.5 feet to the Southwest corner of Lot 7; thence Northeasterly 120 feet to the point of beginning.

TAX PARCEL NO. 322089500

PROPERTY ADDRESS: 222 Plank Rd., Kaukauna, WI 54130

MAILING ADDRESS: 222 Plank Rd., Kaukauna, WI 54130

TITLE VESTS:

Deborah Ann Decoster by virtue of a Warranty Deed dated September 30, 1992 and recorded October 28, 1992 in Jacket 13129 Records, Image 41 as Doc. No. 1056576.

MORTGAGES:

Mortgage executed by Deborah Ann Decoster, a single person to Fidelity National Bank in the amount of \$102,460.00, dated February 1, 2012 and recorded February 10, 2012 as Doc. No. 1935789.

Mortgage executed by Deborah Ann Decoster, a single person to Fidelity National Bank in the amount of \$16,000.00, dated April 23, 2004 and recorded May 3, 2004 as Doc. No. 1610821.

Subordination Agreement executed by Fidelity National Bank, dated February 1, 2012 and recorded February 14, 2012 as Doc. No. 1936039.

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

Matters shown on Berkers' Floral Plat recorded in Vol. 17 Plats, Page 43 as Doc. No. 517167.

Temporary Limited Easement to City of Kaukauna recorded in Doc. No. 1951923.

Storm Sewer Easement to City of Kaukauna recorded in Doc. No. 1951924.

JUDGMENTS, TAX LIENS AND/OR CONSTRUCTION LIENS:

None of record.

PROPERTY TAXES:

The 2012 Real Estate Taxes in the amount of \$3,450.75, less lottery credit of \$85.86 for a balance of \$3,364.89, have been paid.

Assessments:	Land: \$23,600	Improvements: \$132,200	FMV: \$147,664
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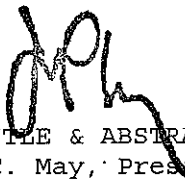
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Liability herein is expressly limited to the cost of this report. No liability is assumed for facts not shown in detail. This report is not to be used 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,

A handwritten signature in dark ink, appearing to be 'JCM', written over the printed name.

BAY TITLE & ABSTRACT, INC.
John C. May, President

1056576

WARRANTY DEED

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

1992 OCT 28 P 3: 24

GRACE HERB
REGISTER OF DEEDS

THIS DEED, made between **CARL A. DECOSTER a/k/a CARL DECOSTER**, a single person, GRANTOR, and **DEBORAH ANN DECOSTER**, a single person, GRANTEE,

WITNESSETH, that the said Grantor, for a valuable consideration of One Dollar and other valuable consideration conveys to Grantee the following described real estate in **Outagamie** County, State of Wisconsin:

SEE LEGAL DESCRIPTION ATTACHED

Tax Parcel No, 32-2-0895

TRANSFER
\$ 193.50
FEE

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging,

And said Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, covenants, conditions and restrictions of record and will warrant and defend the same.

Dated September 30, 1992.

Carl A. DeCoster (SEAL)
Carl A. DeCoster a/k/a Carl DeCoster

State of Wisconsin)
) ss.
Outagamie County)

ACKNOWLEDGMENT

Personally came before me on September 30, 1992, the above named Carl A. DeCoster a/k/a Carl DeCoster to me known to be the person who executed the foregoing instrument and acknowledge the same.

Alan D. Thiede

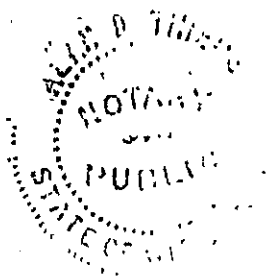
RECORD AND RETURN TO:

Deborah Ann DeCoster
222 Plank Road
Kaukauna WI 54130

Notary Public, Wisconsin
My commission is permanent. (If not, state
expiration date: 8/25/96)

This instrument was drafted by
Dennis M. Wydeven, Attorney at Law
P.O. Box 860
Kaukauna WI 54130-0860

kar/cacostar wd



12.00
93.50

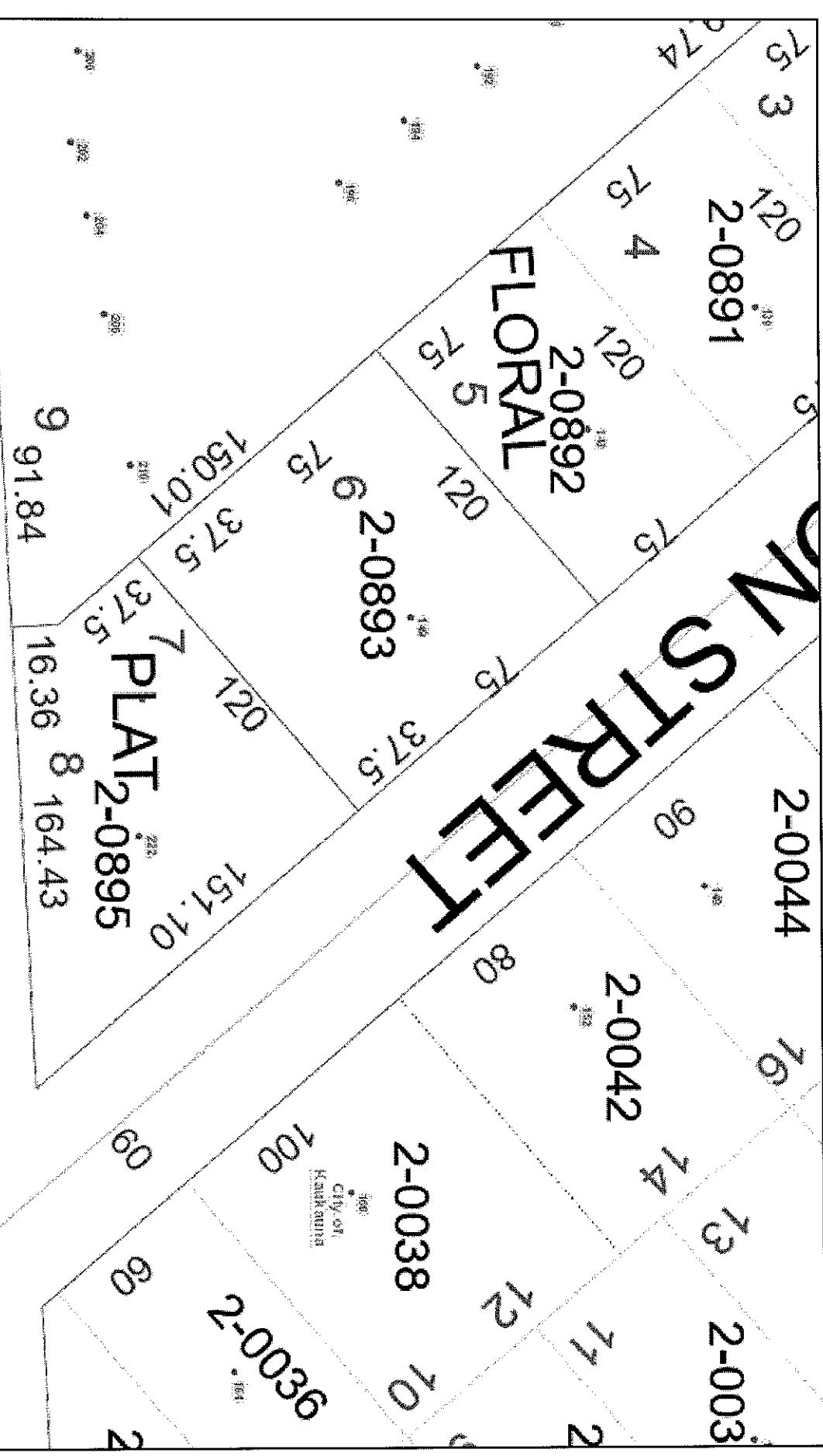
014409

J 13129 I 42

All of Lot Eight (8), in Block One (1), BERKERS' FLORAL PLAT, City of Kaukauna, and all that part of Lot Seven (7), in Block One (1), BERKERS' FLORAL PLAT, City of Kaukauna, Outagamie County, Wisconsin, more fully described as follows: Commencing at the Southeast corner of Lot 8; thence Northwesterly 113.60 feet to the Southeast corner of Lot 7 as the point of beginning; thence continuing Northwesterly 37.5 feet; thence Southwesterly 120 feet; thence Southeasterly 37.5 feet to the Southwest corner of Lot 7; thence Northeasterly 120 feet to the point of beginning.

Tax Key No. 32-2-0895.

W STREET



Section 235.16, 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 Northeasterly 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 enrolling 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 hands and seals 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. 1950.

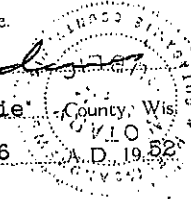
the above named John Berkers and Veronica Berkers, his wife,

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. 1952.



WARRANTY DEED

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 1st day of August, A.D. 1950, at 2:30 o'clock P.M., and recorded in Vol. 386 of Deeds, on page 583.

L. M. Pectore

Register of Deeds.

Deputy.

City Clerk of Kaukauna

Document Number

Document Title

TEMPORARY LIMITED EASEMENT

1951923

Recorded
July 13, 2012 9:49 AM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages: 1



For future considerations, DEBORAH DECOSTER ("Grantor"), hereby grants to the City of Kaukauna ("Grantee"), the right to operate, maintain, repair, replace, and remove existing storm sewer and associated appurtenances, existing prior to the date of this easement, located within the following described land.

Legal Description

BERKERS FLORAL PLAT LOT 8 BLOCK 1 & BEGINNING AT THE EASTERNMOST CORNER OF LOT 7 BLOCK 1; THENCE NWLY 37.5FT; THENCE SWLY 120 FT; THENCE SELY 37.5FT TO THE SW CORNER OF LOT 7 BLK 1; THENCE NELY 120 FT TO THE POB. Said lands located in the City of Kaukauna, Outagamie County, Wisconsin.

It is further agreed that Grantor, its leases, successors, and assigns, have full use and enjoyment of the property over the above described easement provided that such use does not interfere with maintenance and operation of said utilities.

Grantee shall have the right at any and all times to go upon said land for the purpose of maintaining, operating, inspecting, or abandoning said utilities.

Grantee shall be responsible for all maintenance, repair, and replacement of said storm sewer main and associated appurtenances. Grantee's responsibility shall also include any restoration of Grantor property relating to maintenance, repair, or abandoning of storm sewer including, but not limited to vegetation, concrete driveway, and sidewalk.

Grantee shall be responsible for all costs associated with said maintenance, repair, abandonment, and restoration.

This Temporary Limited Easement shall terminate on December 31, 2021 or at such time the existing storm sewer and associated appurtenances constructed prior to the date of this temporary limited easement are properly abandoned.

Return to:

City of Kaukauna
Engineering Department
PO Box 890
Kaukauna, WI 54130

①

TAX KEY NUMBER: 322-0895-00

PROPERTY OWNER(S)

Deborah Decoster 7/11/12
(SIGNATURE) (DATE)

DEBORAH DECOSTER

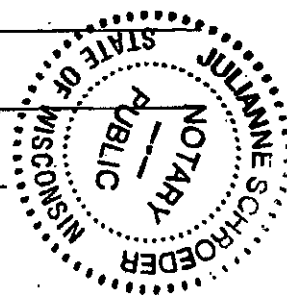
State of Wisconsin)
Outagamie County) ss

On the above date, this instrument was acknowledged before me by the named person(s).

[Signature]
(Signature, Notary Public)

Julianne Schroeder
(Printed or Typed Name, Notary Public)

7/13/2014
(Date Commission Expires)



This instrument drafted by John W. Neumeler, Engineering Department, City of Kaukauna, Wisconsin.

Document Number

Document Title

STORM SEWER EASEMENT

For valuable consideration herein described, DEBORAH DECOSTER ("Grantor"), hereby grant to the City of Kaukauna ("Grantee"), the right to install, operate, maintain, replace, repair, and remove their storm sewer and associated appurtenances within the following described lands.

Legal Description

Part of Parcel 322-0895-00 located in the City of Kaukauna, Outagamie County, Wisconsin, described below and as shown in attached Exhibit A:

BERKERS FLORAL PLAT LOT 8 BLOCK 1 & BEGINNING AT THE EASTERNMOST CORNER OF LOT 7 BLOCK 1; THENCE NWLY 37.5FT, THENCE SWLY 120 FT; THENCE SELY 37.5FT TO THE SW CORNER OF LOT 7 BLK 1; THENCE NELY 120 FT TO THE POB. FURTHER DESCRIBED AS:

STORM SEWER EASEMENT: A 10 foot wide strip of land commencing at the Southernmost Corner of Lot 1 of CSM 5387, also the P.O.B., Thence S40° 45' 00"E along the Southwesterly property line of Lot 7, Berkers Floral Plat and its extension to the northern Right-of-Way of Plank Road, a distance of 58.19'; Thence N87° 00' 00"E, along said Northern Right-of-Way, a distance of 12.65'; Thence N40° 45' 00"W a distance of 65.93' to the Southeastern property line of Lot 1, CSM 5387; Thence S49° 15' 00"W a distance of 10.00' along said property line to the P.O.B.

It is further agreed that Grantor, its leases, successors, and assigns, have full use and enjoyment of the property over the above described easement provided that such use does not interfere with maintenance and operation of said utilities.

Grantor, its leases, successors, and assigns, agrees not to erect any structures, with the exception of a fence to be located on the western property line of said parcel, nor to place any trees, shrubs or other perennial plantings which they do not wish removed and replaced, or destroyed in the event of necessary access by Grantee upon the easement herein described, and not alter the existing ground surface without written consent of Grantee so long as this easement remains in effect.

Grantee shall have the right at any and all times to go upon said easement for the purpose of laying, relaying, maintaining, operating, inspecting, repairing, or removing said utilities.

Grantee, after doing any such work, shall restore the surface of the ground as nearly as possible to the condition as existing immediately prior to the commencement of such work.

Grantee, at the time of new storm sewer installation, and at no cost to Grantor, its leases, successors, and assigns, shall install 4" pvc storm sewer lateral(s) and make approved connections for two sump discharges located on the property. This work shall include restoration of disturbed areas including, but not limited to vegetation, concrete driveway, and sidewalk.

Grantee, at the time new storm sewer and associated appurtenances are installed in Storm Sewer Easement, shall properly abandon in-place any existing storm sewer which is no longer in service. Said work shall be completed at no cost to Grantor, its leases, successors, and assigns, and shall include all restoration of disturbed areas including, but not limited to, vegetation, concrete driveway, and sidewalk.

(SIGNATURES ON PAGE 2)

1951924

Recorded
July 13, 2012 9:49 AM
OUTAGAMIE COUNTY
JANICE FLEHZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages: 2



Return to:

②

City of Kaukauna
Engineering Department
PO Box 890
Kaukauna, WI 54130

TAX KEY NUMBER: 322-0895-00

PROPERTY OWNER(S)

Deborah Decoster 7/11/12
(SIGNATURE) (DATE)

DEBORAH DECOSTER

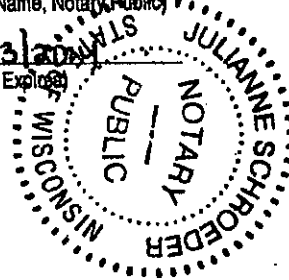
State of Wisconsin)
Dunn County) ss

On the above date, this Instrument was acknowledged before me
by the named person(s).

[Signature]
(Signature, Notary Public)

Julianne Schroeder
(Printed or Typed Name, Notary Public)

7/13/2015
(Date Commission Expires)



This instrument drafted by John W. Neumeier, Engineering Department, City of Kaukauna, Wisconsin.



DOCUMENT NO.

1610821

REAL ESTATE MORTGAGE
(For Consumer or Business Mortgage Transactions)

DEBORAH ANN DECOSTER, A SINGLE PERSON

("Mortgagor,"

whether one or more) mortgages, conveys, assigns, grants a security interest in and warrants
to FIDELITY NATIONAL BANK, 1500 N CASALOMA DRIVE,
APPLETON, WI 54913 ("Lender")

in consideration of the sum of SIXTEEN THOUSAND AND NO/100

Dollars

(\$ 16,000.00), loaned or to be loaned to DEBORAH ANN DECOSTER

("Borrower," whether one or more),

evidenced by Borrower's note(s) or agreement dated 04/23/04

the real estate described below, together with all privileges, hereditaments, easements and
appurtenances, all rents, leases, issues and profits, all claims, 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 secure the Obligations described in
paragraph 5 on the reverse side, including but not limited to repayment of the sum stated
above plus certain future advances made by Lender.

1. Description of Property. (This Property is the homestead of Mortgagor.)
(a) (b) (c) (d)

ALL OF LOT EIGHT (8), IN BLOCK ONE (1), BERKERS' FLORAL PLAT, CITY OF
KAUKAUNA, AND ALL THAT PART OF LOT SEVEN (7), IN BLOCK ONE (1), BERKERS'
FLORAL PLAT, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8; THENCE
NORTHWESTERLY 113.60 FEET TO THE SOUTHWEST CORNER OF LOT 7 AS THE POINT OF
BEGINNING; THENCE CONTINUING NORTHWESTERLY 37.5 FEET; THENCE SOUTHWESTERLY
120 FEET; THENCE SOUTHEASTERLY 37.5 FEET TO THE SOUTHWEST CORNER OF LOT 7;
THENCE NORTHEASTERLY 120 FEET TO THE POINT OF BEGINNING.

- ☐ If checked here, description continues or appears on attached sheet.
☐ If checked here, this Mortgage is a construction mortgage.
☐ If checked here, Condominium Rider is attached.

1a. Not in limitation of paragraph 5, this
Mortgage is given to secure all sums advanced
and readvanced to Borrower by Lender from time
to time under the revolving credit agreement
between Borrower and Lender described above.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and
assessments not yet due and n/a

3. Escrow. Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a) on the reverse side.
(will) (will not)

4. Additional Provisions. Mortgagor agrees to the Additional Provisions on the reverse side, which are incorporated herein.
The undersigned acknowledges receipt of an exact copy of this Mortgage.

NOTICE TO CUSTOMER IN A TRANSACTION GOVERNED BY THE WISCONSIN CONSUMER ACT

- (a) DO NOT SIGN THIS BEFORE YOU READ THE WRITING ON THE REVERSE SIDE, EVEN IF OTHERWISE ADVISED.
(b) DO NOT SIGN THIS IF IT CONTAINS ANY BLANK SPACES.
(c) YOU ARE ENTITLED TO AN EXACT COPY OF ANY AGREEMENT YOU SIGN.
(d) YOU HAVE THE RIGHT AT ANY TIME TO PAY IN ADVANCE THE UNPAID BALANCE DUE UNDER THIS AGREEMENT AND YOU MAY BE
ENTITLED TO A PARTIAL REFUND OF THE FINANCE CHARGE.

Signed and Sealed APRIL 23, 2004

(SEAL)

(Type of Organization)

By: (SEAL) Deborah Ann Decoster (SEAL)

By: (SEAL) (SEAL)

By: (SEAL) (SEAL)

By: (SEAL) (SEAL)

AUTHENTICATION

OR

ACKNOWLEDGEMENT

Signatures of

STATE OF WISCONSIN

County of OUTAGAMIE

ss.

This instrument was acknowledged before me on APRIL 23, 2004

by DEBORAH ANN DECOSTER

authenticated this day of

(Name(s) of person(s))

as n/a
(Type of authority, e.g., officer, trustee, etc., if any)

Title: Member State Bar of Wisconsin or

authorized under §706.06, Wis. Stats.

This instrument was drafted by

JOANNE M MOEHR FOR FNB

(Name of party on behalf of whom instrument was executed, if any)

PATRICE M. FELDKAMP

Notary Public, Wisconsin

My Commission (Expires) (is) AUGUST 22, 2004

*Type or print name signed above.

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

MAY - 3 2004

AT 11:45 O'CLOCK A.M. PM
JANICE FLENZ
REGISTER OF DEEDS

pd 13.00

Recording Area

Name and Return Address

FIDELITY NATIONAL BANK

1500 N CASALOMA DRIVE

APPLETON, WI 54913

FA 809838

322 089500

Parcel Identifier No.

After Recording Return To:

FIDELITY NATIONAL BANK
1500 N CASALOMA DR
APPLETON, WI 54913

1935789

Recorded
February 10, 2012 1:44 PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages: 18



Parcel Identifier Number:

322 089500

MORTGAGE

18

[Space Above This Line For Recording Data]

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated February 1, 2012, together with all Riders to this document.

(B) "Borrower" is Deborah Ann DeCoster, a single person

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is FIDELITY NATIONAL BANK

Lender is a BANK organized and existing under the laws of Wisconsin. Lender's address is

1500 N CASALOMA DR, APPLETON, WI 54913

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated February 1, 2012. The Note states that Borrower owes Lender

One Hundred Two Thousand Four Hundred Sixty and 00/100

Dollars (U.S. \$ 102,460.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1, 2042.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all riders to this Security Instrument that are executed by Borrower. The following riders are to be executed by Borrower [check box as applicable]:

- ☐ Adjustable Rate Rider
☐ Balloon Rider
☒ 1-4 Family Rider

- ☐ Condominium Rider
☐ Planned Unit Development Rider
☐ Biweekly Payment Rider

- ☐ Second Home Rider
☐ Other(s) [specify] _____

in the _____ County _____ of _____ Outagamie _____
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

All of Lot Eight (8), in Block One (1), BERKERS' FLORAL PLAT, City of Kaukauna, and all that part of Lot Seven (7), in Block One (1), BERKERS' FLORAL PLAT, City of Kaukauna, Outagamie County, Wisconsin, more fully described as follows: Commencing at the Southeast corner of Lot 8; thence Northwesterly 113.60 feet to the Southeast corner of Lot 7 as the point of beginning; thence continuing Northwesterly 37.5 feet; thence Southwesterly 120 feet; thence Southeasterly 37.5 feet to the Southwest corner of Lot 7; thence Northeasterly 120 feet to the point of beginning.

which currently has the address of _____ 222 Plank Rd _____
[Street]
_____ Kaukauna _____, Wisconsin _____ 54130 _____ ("Property Address"):
[City] [Zip Code]

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 seised 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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by

25. Attorneys' Fees. If this Security Instrument is subject to Chapter 428 of the Wisconsin Statutes, "Reasonable Attorneys' Fees" shall mean only those attorneys' fees allowed by that Chapter.

Witnesses:

 (Seal)
Deborah Ann DeCoster -Borrower

____(Seal)
-Borrower

_____(Seal)
-Borrower

_____(Seal)
-Borrower

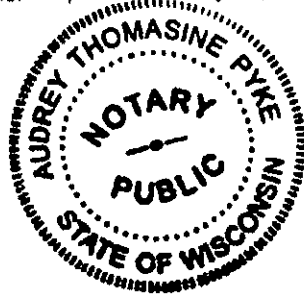
STATE OF WISCONSIN County ss: Outagamie

The foregoing instrument was acknowledged before me this 1st day of February, 2012
by Deborah Ann DeCoster, a single person.

My Commission Expires: January 25, 2015

(Seal)

Audrey Thomasine Pyke
Notary Public, State of Wisconsin
Audrey Thomasine Pyke



This instrument was prepared by:
Joanne M Moehr for FNB

1936039

Recorded
February 14, 2012 1:39 PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages: 2



REAL ESTATE MORTGAGE SUBORDINATION AGREEMENT

In consideration of Lender's granting any extension of credit or other financial accommodation to Deborah Ann DeCoster, a single person

_____ ("Mortgagor,"
whether one or more), to Mortgagor and another, or to another guaranteed or indorsed by
Mortgagor, and other good and valuable consideration, the receipt and sufficiency of which are
hereby acknowledged, the undersigned Mortgagee ("Mortgagee") hereby subordinates to
FIDELITY NATIONAL BANK _____ ("Lender")

in the manner and to the extent described in this Agreement all interests, rights and title in the
property described in paragraph 1 together with all privileges, hereditaments, easements, and
appurtenances, all rents, leases, issues, and profits, all claims, awards and payments made
as a result of the exercise of the right of eminent domain, and all existing and future
improvements and fixtures, if any (the "Property") under a mortgage from Mortgagor to
Mortgagee dated April 23, 2004 _____, and recorded in the office of the

Register of Deeds of Outagamie _____ County, Wisconsin,
on May 3, 2004 _____, as Document No. 1610821 _____,

in _____
(VOLUME, PAGE, ETC.)

Recording Area

Name and Return Address

FIDELITY NATIONAL BANK

1500 N CASALOMA DR.

APPLETON, WI 54913

322 089500

Parcel Identifier Number

All of Lot Eight (8), in Block One (1), BERKERS' FLORAL PLAT, City of Kaukauna, and all that part of Lot Seven (7), in Block One (1), BERKERS' FLORAL
PLAT, City of Kaukauna, Outagamie County, Wisconsin, more fully described as follows: Commencing at the Southeast corner of Lot 8; thence
Northwesterly 113.60 feet to the Southeast corner of Lot 7 as the point of beginning; thence continuing Northwesterly 37.5 feet; thence Southwesterly
120 feet; thence Southeasterly 37.5 feet to the Southwest corner of Lot 7; thence Northeasterly 120 feet to the point of beginning.

☐ If checked here, the description continues or appears on reverse side or attached sheet.

2. Superior Obligations. Mortgagee's right, title and interest in the Property as against any person other than Lender or Lender's assignees is expressly
reserved and not affected by this Agreement. As between Mortgagee and Lender, the priorities granted Lender by this Agreement are limited to and shall not
exceed the obligations checked below ("Obligations"), provided the same are in fact secured by a properly recorded mortgage on the Property from
Mortgagor to Lender ("Lender's Mortgage"):

☒ (a) The following note(s):
Note #1 dated February 1, 2012 _____, in the sum of \$ 162,460.00 _____, plus interest,
from Fidelity National Bank _____ (Name of Maker) to Lender;
Note #2 dated _____, in the sum of \$ _____, plus interest,
from _____ (Name of Maker) to Lender;

and any renewals, extensions or modifications thereof, but not increases in principal amount.

☐ (b) The sum of _____, plus interest.

☐ (c) All present and future credit extended by Lender to Mortgagor, to Mortgagor and another, or to another guaranteed or indorsed by Mortgagor.

3. Priority. Mortgagee agrees that the lien of Lender's Mortgage shall be prior to the lien of Mortgagee's Mortgage described above to the extent and with
the effect described in paragraph 4 on the reverse side.

Mortgagee agrees to the Additional Provisions on the reverse side.

Signed and Sealed February 1, 2012 _____

(Date)

FIDELITY NATIONAL BANK (SEAL)

A WISCONSIN CORPORATION

(Type of Organization)

By: _____ (SEAL)

Audrey T Pyke

By: _____ (SEAL)

Scott D Edwards

By: _____ (SEAL)

By: _____ (SEAL)

AUTHENTICATION

OR

ACKNOWLEDGEMENT

Signatures of _____

authenticated this _____ day of _____

STATE OF Wisconsin

County of Outagamie

ss.

This instrument was acknowledged before me on 2/1/12

Audrey T Pyke and Scott D Edwards

by _____ (Name(s) of person(s))

as Assistant Vice President and Vice President

(Type of authority, e.g., officer, trustee, etc., if any)

of FIDELITY NATIONAL BANK

(Name of party or whose behalf instrument was executed, if any)

Joanne M Moehr

Notary Public, WISCONSIN

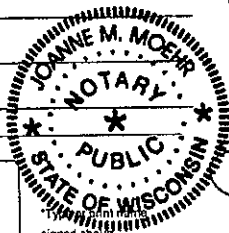
My Commission (Expires)

July 29, 2012

Title: Member State Bar of Wisconsin or
authorized under Sec. 706.06, Wis. Stats.

This instrument was drafted by

Joanne M Moehr for FNB





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

DECOSTER, DEBORAH A
222 PLANK RD

KAUKAUNA, WI 541300000

PROPERTY INFORMATION

Parcel ID: 322089500

Document #:

Tax Districts:

KAUKAUNA SCHOOL
FOX VALLEY TECH
HEART OF VALLEY

TAX INFORMATION

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,639.89
<u>Second:</u>	1,725.00
<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>	3,450.75
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	85.86
<u>Net Tax Due:</u>	3,364.89
<u>Amount Paid:</u>	3,364.89
(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

BERKERS FLORAL PLAT LOT 8 BLK 1 & BEG SE COR LOT 7 BLK
NWLY 37.5FT SWLY120FT SELY37.5FT TO SW COR LOT 7 BLK 1
NELY120FT TO POB 13129M41

Municipality: CITY OF KAUKAUNA

Property Address: 222 PLANK RD

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
GA	0.38	23,600	132,200	155,800
				<hr/>
	0.38	23,600	132,200	155,800

Total Acres: 0.38

Assessment Ratio: 1.0551

Fair Market Value: 147,664

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>
07/26/13	168645	1,725.00	0.00	1,725.00
01/30/13	5657	1,639.89	0.00	1,639.89