



GOWEY ABSTRACT & TITLE COMPANY, INC.

www.goweytitle.com • (800) 673-8710

60 YEAR STAGE II OWNERSHIP AND ENCUMBRANCE REPORT

Ms. Ruth Johnson
Wisconsin Department of Transportation
944 Vanderperren Way
Green Bay, WI 54304
(920) 492-2386
ruth.johnson@dot.wi.gov

RE: Project No. 4640-06-00
STH 28 – 14th St., City of Sheboygan, Sheboygan County
Parcel 7

As requested, I have examined the real estate records in and to the following Sheboygan County lands:

The West 40 feet of Lot 14, and all of Lots 15 and 16, Block 11 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

For Informational Purposes Only, the above-described lands are designated with the following:

Tax ID Number(s): 59281500120

Title to said real estate is vested in **SHEBOYGAN BOAT DOCTORS, LLC, a Wisconsin limited liability company**, free and clear of all liens, judgments, mortgages, unpaid real estate taxes, and other encumbrances, EXCEPT:

1. **2012 Real Estate Taxes** in the amount of \$4,124.54 – Paid in Full.
2. **Mortgage** recorded as Document No. 1794095.
3. **Restrictions & Easements** recorded as Document No. 1094513.
4. Any lien or encumbrance not recorded or filed in the offices of the Register of Deeds, Treasurer, or Clerk of Circuit Court.

Certified through **August 2, 2013 at 4:30 P.M.**

GOWEY ABSTRACT & TITLE COMPANY, INC.

Michael S. Brandner
JKM/ejb
Parcel 7

3954

CITY OF SHEBOYGAN
SHEBOYGAN COUNTY

Correspondence should refer to Parcel Numbers.

SEE REVERSE SIDE FOR IMPORTANT INFORMATION
RETAIN THIS PORTION AS YOUR COPY

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RF47427

Payments after January 31st should be directed to the County Treasurer.

Parcel Number: 69281500120

NAME: SHEBOYGAN BOAT DOCTORS

115

1320 NIAGARA AVE

Int. SHEDOYCAN W/ 53081-3B3D

Pay 1st Installment - \$2,062.27

or

Pay Full Payment: \$4,124.54

By January 31, 2013

Other Drop Off Site: None

Drop Box: City Hall, 826 Center Avenue, Sheboygan, WI 53081, Box located at the front door to the building.

Dates Municipality Closed: NA

Online Payments: No

Telephone: 820-450-3395

Make check payable and mail to:

City of Sheboygan
828 Center Ave Suite 205
Sheboygan WI 53081

Warning: If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and applicable penalty. (See Reverse)

City of Shaboygan
826 Center Ave Suite 205
Shaboygan WI 53081

**PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE
PAID ONE OUNCE
SHEBOYGAN, WI
PERMIT NO. 116**

FIRST CLASS MAIL

ADDRESS SERVICE REQUESTED
*****AUTO**5-DIGIT 53081
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SHEBOYGAN BOAT DOCTORS
LLC
1320 NIAGARA AVE
SHEBOYGAN WI 53081-3839

IMPORTANT

SEE COUNTY BUDGET GRAPHS INSIDE (County Portion of Tax Bill On/In)

TAX STATEMENT

WARRANTY DEED

DOCUMENT NO.

Willard Quasius and Carol Quasius
husband & Wife

for valuable consideration
convey and warrant to

Sheboygan Boat Doctors LLC
a Wisconsin limited liability company

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

1720487

SHEBOYGAN COUNTY, WI
RECORDED ON

01/07/2004 04:03PM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 11.00
TRANSFER FEE: 495.00

STAFF ID 10
TRANS # 35586

OF PAGES: 1

RETURN TO:

Rhode Dales LLP

Peter Mayer

607 North 8th Street, Suite 700

Sheboygan, WI 53081

59281500120

PARCEL IDENTIFICATION NUMBER:

The West Forty (40) feet of Lot 14, and all of Lots 15 and 16, in
Block 111 of the Original Plat of the City of Sheboygan, Sheboygan
County, Wisconsin.

Exceptions to warranties: municipal and zoning ordinances, recorded easements for public utilities;
Restrictions and Easements in Warranty Deed dated October 21, 1983 and recorded October 26, 1983
at 9:44 a.m. in Volume 946 of Records, pages 507/8, as Document Number 1094513

This IS NOT homestead property.

Dated this 6 day of January, 2004

Willard Quasius (SEAL)
Willard Quasius

Carol M. Quasius (SEAL)
Carol Quasius

AUTHENTICATION

Signature(s):

authenticated this 6 day of January, 2004.

Michael J. Roth
Michael J. Roth

TITLE: MEMBER STATE BAR OF WISCONSIN

This instrument was drafted by

Atty. Michael J. Roth

641 Riverfront Drive, Sheboygan, WI 53081

ACKNOWLEDGEMENT

STATE OF WISCONSIN

SHEBOYGAN COUNTY.

Personally came before
me this ___ day of ___, 2000. the above named

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

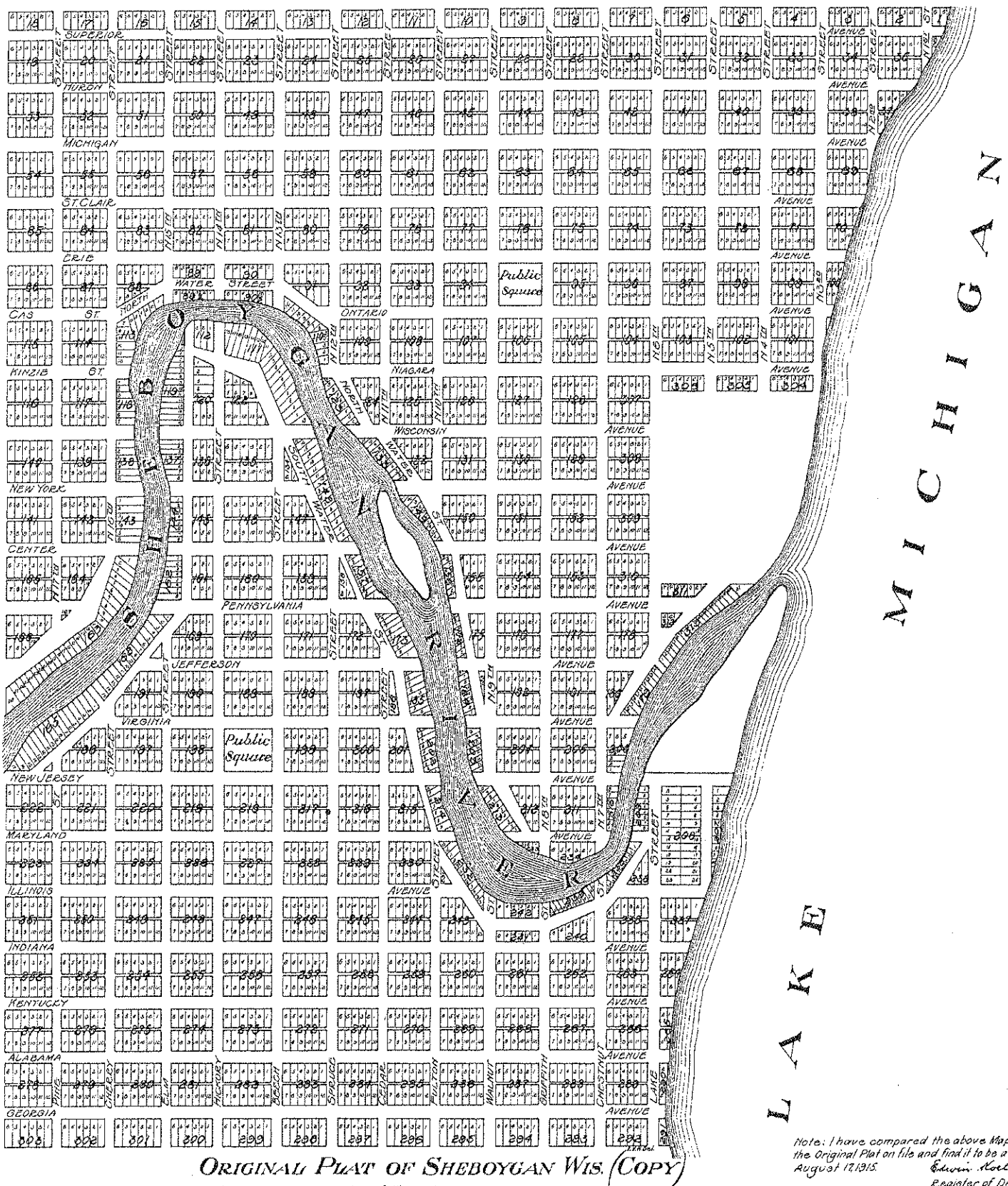
Signature _____

type or print name _____

Notary Public _____ County, WI

My Commission Expires: _____

Original Plat of the City of Sheboygan



ORIGINAL PLAT OF SHEBOYGAN WIS. (COPY)

Territory of Wisconsin.
County of Brown.

I, John P. Meade, Clerk of the District Court for said County, do hereby certify the annexed Map to be a correct and true Copy of the Map of Plat of the Town of Sheboygan now on record in my office, and that the Original Map was filed in the Partition of said Town heretofore decreed by this Court. In testimony whereof I have hereunto subscribed my name and affixed the seal of said Court at the Clerk's office this 25th day of March A.D. 1847.

John P. Meade, Clerk.
By Joseph Wallace, Deput. Clk. Dist. Court Brown County W.T.

Note: I have compared the above Map with the Original Plat on file and find it to be a true copy.
August 12, 1915.
Edwin Hollmer,
Register of Deeds.

Register Office
Sheboygan Co. W.T.
Received for record April 1st A.D. 1847
at 2 o'clock P.M. J. H. Hollmer, Register



Scale

DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use For Consumer or Business Transactions)

SHEBOYGAN BOAT DOCTORS LLC, A WISCONSIN LIMITED LIABILITY COMPANY

_____, ("Mortgagor,"
whether one or more) mortgages, conveys, assigns, grants a security interest in and
warrants to FIRST NATIONAL BANK IN MANITOWOC - SHEBOYGAN OFFICE
P.O. Box 488, Sheboygan, WI 53082-0488

("Lender") in consideration of the sum of
One Hundred Seventy Four Thousand and 00/100

Dollars

(\$174,000.00), loaned or to be loaned to SHEBOYGAN BOAT DOCTORS LLC

_____, ("Borrower," whether one or more) by Lender,
evidenced by Borrower's note(s) or agreement(s) dated March 15, 2006

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 page 2, including, but not limited to, repayment of the sum stated above plus certain other debts, obligations and liabilities arising out of past, present and future credit granted by Lender. **SINCE THIS MORTGAGE SECURES ALL OBLIGATIONS DESCRIBED IN PARAGRAPH 5 ON PAGE 2, IT IS ACKNOWLEDGED AND AGREED THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.**

1. **Description of Property.** (This Property is not the homestead of Mortgagor.) 59281500120

Parcel Identifier No.

The West 40' of Lot 14 and all of Lots 15 and 16 in Block 111 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

☐ If checked here, description continues or appears on attached sheet(s).

☐ If checked here, this Mortgage is a construction mortgage.

☐ If checked here, Condominium Rider is attached.

☐ If checked here, and not in limitation of paragraph 5 on page 2, this Mortgage is also given to secure all sums advanced and re-advanced 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 _____

3. **Escrow.** Interest will _____ be paid on escrowed funds if an escrow is required under paragraph 8(a) on page 2.

4. **Additional Provisions.** Mortgagor agrees to the Additional Provisions on pages 2 and 3, which are incorporated in this Mortgage. 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 PAGES 2 AND 3, 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 March 15, 2006

(Date)

SHEBOYGAN BOAT DOCTORS LLC (SEAL)

A Wisconsin Limited Liability Company

(Type of Organization)

By: James A. Rajer (SEAL)

JAMES A. RAJER, Member

By: Mary G. Rajer (SEAL)

MARY G. RAJER, Member

By: _____ (SEAL)

By: _____ (SEAL)

AUTHENTICATION

OR

ACKNOWLEDGEMENT

Signatures of _____

STATE OF WisconsinCounty of Sheboygan

} ss.

authenticated this _____ day of _____

This instrument was acknowledged before me on March 15, 2006
by JAMES A. RAJER and MARY G. RAJER

(Name(s) of person(s))

as Member and Member

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

of SHEBOYGAN BOAT DOCTORS LLC

(Name of party or parties of whom instrument was executed, if any)

Notary Public, Wisconsin

My Commission Expires July 6, 2008

This instrument was drafted by
FIRST NATIONAL BANK/J. Pennell

Type or print name signed above.

11142

1794095

SHEBOYGAN COUNTY, WI

RECORDED ON

03/23/2006 09:04AM

ELLEN R. SCHLEICHER
REGISTER OF DEEDS

RECORDING FEE: 15.00
TRANSFER FEE:
EXEMPTION #

STAFF ID 4
TRANS # 77815
OF PAGES: 3

Recording Area

Name and Return Address

FIRST NATIONAL BANK IN MANITOWOC -
SHEBOYGAN OFFICE

P.O. Box 488

Sheboygan, WI 53082-0488

1094513

THIS SPACE RESERVED FOR RECORDING DATA

REG. OFFICE
SHEBOYGAN COUNTY, WIReceived for Record the 26th
day of Oct. A.D. 19 83
at 9:44 o'clock A.M., and
Recorded in Vol. 946 of
of Records on page 607/8Darlene J. Nowis
Register

RETURN TO

S. Wackerman

This indenture, Made this 21st day of October
A. D. 19 83, between the City of Sheboygan, a
Municipal Corporation duly organized and existing under and by
virtue of the laws of the State of Wisconsin, located at Sheboygan
Wisconsin, party of the first part, and Willard Quasius

part. Y of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum
of One Dollar (\$1.00) and other good and
valuable consideration of the second part, the receipt whereof is hereby confessed
acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and con-
firmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto
the said part. Y. of the second part. his heirs and assigns forever, the following described real estate, situated in
the County of Sheboygan, State of Wisconsin, to-wit:

West forty (40) feet of Lot 14, and all of Lots 15 & 16, in
Block 111, Original Plat of the City of Sheboygan

(See attached rider for restrictions and easements)

FEB
77.25 (2)
EXEMPT

5558263592 K00006.00

JR

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 party 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 his heirs and assigns FOREVER.

And the said City of Sheboygan
party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part. Y. of the
second part, his heirs and assigns, that at the time of the enscaling and delivery of these presents it is well
seized of the premises hove 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, his
heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and
DEFEND.

This conveyance is made pursuant to a vote of a majority of the ~~members~~ ^{the legislative body} of said corporation, grantor, given at a Common
Council meeting duly called and held for the purpose of authorizing the same.

In Witness Whereof, the said City of Sheboygan
party of the first part, has caused these presents to be signed by Richard W. Suscha city clerk
its Mayor, and countersigned by Lawrence Felten its Secretary,
at Sheboygan, Wisconsin, and its corporate seal to be hereunto affixed, this
21st day of October, A. D. 19 83.

SIGNED AND SEALED IN PRESENCE OF

CITY OF SHEBOYGAN

Corporate Name

Richard W. Suscha

Mayor

COUNTERSIGNED:

Lawrence Felten

Lawrence Felten

City Clerk

STATE OF WISCONSIN

Sheboygan

County.

ss.

Personally came before me, this 21st day of October

Richard W. Suscha

Mayor

Lawrence Felten

City Clerk

of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such
Mayor, City Clerk, and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of
said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

Thomas W. Heinrich

Notary Public, County, Wis.

My commission (XXXX) (is) permanent

(Section 59.31 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon
the names of the grantors, grantees, witnesses and notary. Section 59.313 similarly requires that the name of the person who, or govern-
mental agency which, drafted such instrument shall be printed, typewritten, stamped or written thereon in a legible manner.)

RESTRICTIONS AND EASEMENTS

The sale of this property shall be contingent upon the following restrictions and granting of easements as contained in Bid No. 1881:

1. The vacant land, to the east of the building, as shown in the alternate bid, shall be allowed to be used by the City for public use of boat ramp parking during the fishing season from May 1st through October 1st at no cost to the City.
2. The boat ramp parking lot area lighting unit shall remain attached to the building, maintained by the City, and separately metered for power usage which power cost shall be paid by the City.
3. In the event the real estate described in this deed is offered for sale, the City of Sheboygan shall have the right of first refusal to purchase said property for the same price contained in any bona fide offer to purchase. The right of first refusal must be exercised within forty-five (45) days after notice given to the City of an accepted offer to purchase.