



Knight Barry Title, Inc.
400 Wisconsin Ave
Racine, WI 53403
262-633-2479
Fax:262-633-4928

Refer Inquiries to: Mary K. Payne (mary@knightbarry.com)
Completed on:12/30/19 8:28 am
Last Revised on:12/30/19 8:28 am
Printed on:12/30/19 8:28 am

Applicant Information

Migdalia Dominguez
WI Dept of Transportation
141 NW Barstow St
Waukesha, WI 53188

Sales Representative:Craig Haskins

Property Information

(Note: values below are from the tax roll)

Effective Date: 11/20/2019 at 8:00 am

Owner(s) of record:Walnut Tree, LLC, a Wisconsin limited liability company

Property address:1448 S Green Bay Road (Parcel I) and, 1440 S Green Bay Road (Parcel II), Mt Pleasant, WI 53406 (Note: Please see included tax bill for mailing address.)

Legal description: Parcel I: Lot 3 and the South ½ of Lot 2, Block 1, Van Wie Homesites, according to the recorded plat thereof. EXCEPTING THEREFROM land conveyed for highway purposes by deed recorded on November 19, 1974 in Volume 1245, Page 341, as Document No. 948638. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

Parcel II: Lot 1 and the North ½ of Lot 2, Block 1, Van Wie Homesites, according to the recorded plat thereof. EXCEPTING THEREFROM land conveyed for highway purposes by deed recorded on November 22, 1974 in Volume 1245, Page 576, as Document No. 948809. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

Tax Key No: 151-03-22-13-199-000 (Parcel I) and 151-03-22-13-198-000 (Parcel II)

Mortgages / Leases / Land Contracts / UCC

None

Easements / Restrictions & Other Encumbrances

Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

Easements, Restrictions and other matters contained in the instrument recorded November 12, 1929 in Volume 264, Page 169 as Document No. 361965.

Grant of Easement and other matters contained in the instrument recorded June 6, 1988 in Volume 1916, Page 22 as Document No. 1257863. (Parcel I)

Grant of Easement and other matters contained in the instrument recorded June 6, 1988 in Volume 1916, Page 25 as Document No. 1257864. (Parcel II)

Resolution 3-98 Dissolving the Mount Pleasant Storm Drainage District and other matters contained in the instrument recorded April 27, 2009 as Document No. 2210698.

Judgments / Liens

None





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General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

Taxes for the Year 2018 in the amount of \$3,344.52, and all prior years are paid. (Parcel I)

Taxes for the Year 2018 in the amount of \$4,668.11, and all prior years are paid. (Parcel II)

Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.

Other Matters

None

Footnotes

NOTE: Walnut Tree, LLC, may have been dissolved pursuant the Wisconsin Department of Financial Institutions on March 16, 2019.

This report is intended for the purposes of causing the Property to become a public right of way for road purposes. Consult the Company before using for any other purposes.

Copies of All Deeds, and Documents listed on report are attached.

In accordance with applicant's request, we have made a search of the records in the various public offices of Racine County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, and Knight Barry Title Solutions Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



(51)

2018 Property Record | Racine County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 11/12/2019 12:51:24 PM

1079293

(I)

| Owner Address WALNUT TREE LLC, 1144 S AIRLINE RD MOUNT PLEASANT, WI 53406 | | Owner WALNUT TREE LLC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------------|--|-----------------|----------------|--------------|----------------|----------|-----------------------|--------|-----------------------|------------------------------|------------------|----------|----------------------------|--------|------------------------|------|-----------------------------|-------|--|----------|-----------------------------|------|------------------|------|-------------------|------|--|--|------|-------|------|-------|-------|---|------|-----------|-------|-----------|--|------|-----------|-------|-----------|--------------------------|--|--|--------------|--|---------------------------|--|--|-----------|--|
| Property Information <u>Parcel ID:</u> 151-032213199000 <u>Document #</u> 1876135 <u>Tax Districts:</u> UNIFIED SCHOOL DISTRICT | | Property Description <i>For a complete legal description, see recorded document.</i> VAN WIE HOMESITES LOT 3 S1/2 LOT 2 BLK 1 EXC R/W IN V1245 P341 <u>Municipality:</u> 151-VILLAGE OF MT PLEASANT <u>Property Address:</u> 1448 GREEN BAY S RD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Information | | Land Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Print Tax Bill</u> <table border="1"> <thead> <tr> <th>Installment</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td><u>First:</u></td> <td>1,957.52</td> </tr> <tr> <td><u>Second:</u></td> <td>1,387.00</td> </tr> <tr> <td><u>Third:</u></td> <td>0.00</td> </tr> <tr> <td><u>Total Tax Due:</u></td> <td>3,344.52</td> </tr> <tr> <td><u>Base Tax:</u></td> <td>2,844.51</td> </tr> <tr> <td><u>Special Assessment:</u></td> <td>570.00</td> </tr> <tr> <td><u>Lottery Credit:</u></td> <td>0.00</td> </tr> <tr> <td><u>First Dollar Credit:</u></td> <td>69.99</td> </tr> <tr> <td><u>Amount Paid:</u> (View payment history info below)</td> <td>3,344.52</td> </tr> <tr> <td><u>Current Balance Due:</u></td> <td>0.00</td> </tr> <tr> <td><u>Interest:</u></td> <td>0.00</td> </tr> <tr> <td><u>Total Due:</u></td> <td>0.00</td> </tr> </tbody> </table> | | Installment | Amount | <u>First:</u> | 1,957.52 | <u>Second:</u> | 1,387.00 | <u>Third:</u> | 0.00 | <u>Total Tax Due:</u> | 3,344.52 | <u>Base Tax:</u> | 2,844.51 | <u>Special Assessment:</u> | 570.00 | <u>Lottery Credit:</u> | 0.00 | <u>First Dollar Credit:</u> | 69.99 | <u>Amount Paid:</u> (View payment history info below) | 3,344.52 | <u>Current Balance Due:</u> | 0.00 | <u>Interest:</u> | 0.00 | <u>Total Due:</u> | 0.00 | <table border="1"> <thead> <tr> <th>Code</th> <th>Acres</th> <th>Land</th> <th>Impr.</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0.26</td> <td>\$141,400</td> <td>\$700</td> <td>\$142,100</td> </tr> <tr> <td></td> <td>0.26</td> <td>\$141,400</td> <td>\$700</td> <td>\$142,100</td> </tr> <tr> <td colspan="3"><u>Assessment Ratio:</u></td> <td colspan="2">0.9856968380</td> </tr> <tr> <td colspan="3"><u>Fair Market Value:</u></td> <td colspan="2">144200.00</td> </tr> </tbody> </table> | | Code | Acres | Land | Impr. | Total | 2 | 0.26 | \$141,400 | \$700 | \$142,100 | | 0.26 | \$141,400 | \$700 | \$142,100 | <u>Assessment Ratio:</u> | | | 0.9856968380 | | <u>Fair Market Value:</u> | | | 144200.00 | |
| Installment | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>First:</u> | 1,957.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Second:</u> | 1,387.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Third:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Total Tax Due:</u> | 3,344.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Base Tax:</u> | 2,844.51 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Special Assessment:</u> | 570.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Lottery Credit:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>First Dollar Credit:</u> | 69.99 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Amount Paid:</u> (View payment history info below) | 3,344.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Current Balance Due:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Interest:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Total Due:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Acres | Land | Impr. | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 0.26 | \$141,400 | \$700 | \$142,100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 0.26 | \$141,400 | \$700 | \$142,100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Assessment Ratio:</u> | | | 0.9856968380 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Fair Market Value:</u> | | | 144200.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Special Assessment Detail | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code | Description | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | 19 - DELINQUENT SEWER | 515.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | 24 - STORM WATER UTILITY FEE | 55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 570.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Payment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Date</u> | <u>Receipt</u> | <u>Amount</u> | <u>Interest</u> | <u>Penalty</u> | <u>Total</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12/31/2018 | 148972 | 3344.52 | 0.00 | 0.00 | 3344.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*No data found for Delinquent Tax Summary in 2018

Racine County

Owner (s):

WALNUT TREE LLC

Location:

Section, Sect. 13, T3N, R22E

Mailing Address:

WALNUT TREE LLC**1144 S AIRLINE RD****MOUNT PLEASANT, WI 53406-0000**

School District:

4620 - UNIFIED SCHOOL DISTRICT

Request Mailing Address Change

Tax Parcel ID Number:

151-03-22-13-199-000

Tax District:

151-VILLAGE OF MT PLEASANT

Status:

Active

Alternate Tax Parcel Number: Acres:

0.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

VAN WIE HOMESITES LOT 3 S1/2 LOT 2 BLK 1 EXC R/W IN V1245 P341

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

1448 GREEN BAY RD S RACINE, WI 53406

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

| Tax Year* | Tax Bill | Taxes Paid | Taxes Due | Interest | Penalty | Total Payoff |
|--------------|------------|------------|-----------|----------|---------|---------------|
| 2018 | \$3,344.52 | \$3,344.52 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$4,327.06 | \$4,327.06 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$3,278.88 | \$3,278.88 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$3,278.23 | \$3,278.23 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | \$3,099.91 | \$3,099.91 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$3,241.08 | \$3,241.08 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$3,365.06 | \$3,365.06 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2011 | \$3,160.55 | \$3,160.55 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$1,847.46 | \$1,847.46 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$2,040.33 | \$2,040.33 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$1,875.36 | \$1,875.36 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | | \$0.00 |

Interest and penalty on delinquent taxes are calculated to **November 30, 2019.**

(52)

2018 Property Record | Racine County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 11/12/2019 12:52:19 PM

1079293
JH

| Owner Address WALNUT TREE LLC, 1144 S AIRLINE RD MOUNT PLEASANT, WI 53406 | | Owner WALNUT TREE LLC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------------|--|--------------|---------------|----------|----------------|----------|---------------|-------|-----------------------|-----------|------------------|-----------|----------------------------|---------|------------------------|----------|-----------------------------|--------------------------|--|----------|-----------------------------|------|---------------------------|------|-------------------|-----------|---|--|------|-------------|--------|----|-----------------------|--------|----|---------------------|-------|----|------------------------------|-------|--|--|---------------|
| Property Information <u>Parcel ID:</u> 151-032213198000 <u>Document #</u> 1876135 <u>Tax Districts:</u> UNIFIED SCHOOL DISTRICT | | Property Description <i>For a complete legal description, see recorded document.</i> VAN WIE HOMESITES LOT 1 & N1/2 LOT 2 BLK 1 EXC V1245P576 <u>Municipality:</u> 151-VILLAGE OF MT PLEASANT <u>Property Address:</u> 1440 GREEN BAY S RD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Information | | Land Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Print Tax Bill</u> | | <table border="1"> <thead> <tr> <th>Code</th> <th>Acres</th> <th>Land</th> <th>Impr.</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0.30</td> <td>\$163,100</td> <td>\$40,900</td> <td>\$204,000</td> </tr> <tr> <td></td> <td>0.30</td> <td>\$163,100</td> <td>\$40,900</td> <td>\$204,000</td> </tr> <tr> <td colspan="3"><u>Assessment Ratio:</u></td> <td colspan="2">0.9856968380</td> </tr> <tr> <td colspan="3"><u>Fair Market Value:</u></td> <td colspan="2">207000.00</td> </tr> </tbody> </table> | | Code | Acres | Land | Impr. | Total | 2 | 0.30 | \$163,100 | \$40,900 | \$204,000 | | 0.30 | \$163,100 | \$40,900 | \$204,000 | <u>Assessment Ratio:</u> | | | 0.9856968380 | | <u>Fair Market Value:</u> | | | 207000.00 | | | | | | | | | | | | | | | | | |
| Code | Acres | Land | Impr. | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 0.30 | \$163,100 | \$40,900 | \$204,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 0.30 | \$163,100 | \$40,900 | \$204,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Assessment Ratio:</u> | | | 0.9856968380 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Fair Market Value:</u> | | | 207000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Installment | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>First:</u> | 2,662.11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Second:</u> | 2,006.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Third:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Total Tax Due:</u> | 4,668.11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Base Tax:</u> | 4,083.60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Special Assessment:</u> | 654.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Lottery Credit:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>First Dollar Credit:</u> | 69.99 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Amount Paid:</u> (View payment history info below) | 4,668.11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Current Balance Due:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Interest:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Total Due:</u> | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | 19 - DELINQUENT SEWER | 515.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | 21 - FIRE/AMBULANCE | 62.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | 24 - STORM WATER UTILITY FEE | 77.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <u>654.50</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Payment History <table border="1"> <thead> <tr> <th>Date</th> <th>Receipt</th> <th>Amount</th> <th>Interest</th> <th>Penalty</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>12/31/2018</td> <td>148974</td> <td>4668.11</td> <td>0.00</td> <td>0.00</td> <td>4668.11</td> </tr> </tbody> </table> | | | | Date | Receipt | Amount | Interest | Penalty | Total | 12/31/2018 | 148974 | 4668.11 | 0.00 | 0.00 | 4668.11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | Receipt | Amount | Interest | Penalty | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12/31/2018 | 148974 | 4668.11 | 0.00 | 0.00 | 4668.11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*No data found for Delinquent Tax Summary in 2018

52

Racine County

II

Owner (s):

WALNUT TREE LLC

Location:

Section, Sect. 13, T3N, R22E

Mailing Address:

WALNUT TREE LLC

School District:

4620 - UNIFIED SCHOOL DISTRICT

1144 S AIRLINE RD

MOUNT PLEASANT, WI 53406-0000

Request Mailing Address Change

Tax Parcel ID Number:

Tax District:

Status:

151-03-22-13-198-000 151-VILLAGE OF MT PLEASANT Active

Alternate Tax Parcel Number: Acres:

0.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

VAN WIE HOMESITES LOT 1 & N1/2 LOT 2 BLK 1 EXC V1245P576

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

1440 GREEN BAY RD S RACINE, WI 53406

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

| Tax Year* | Tax Bill | Taxes Paid | Taxes Due | Interest | Penalty | Total Payoff |
|--------------|------------|------------|-----------|----------|---------|--------------|
| 2018 | \$4,668.11 | \$4,668.11 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$5,013.98 | \$5,013.98 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$4,674.63 | \$4,674.63 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$4,674.52 | \$4,674.52 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | \$4,422.46 | \$4,422.46 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$4,557.94 | \$4,557.94 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$4,448.80 | \$4,448.80 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2011 | \$4,161.74 | \$4,161.74 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$2,995.28 | \$2,995.28 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$3,304.55 | \$3,304.55 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$3,022.40 | \$3,022.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | | \$0.00 |

Interest and penalty on delinquent taxes are calculated to November 30, 2019.

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Search for:

walnut tree

Search Records

[Search](#)
[Advanced Search](#)
[Name Availability](#)**Corporate Records**

Result of lookup for W044343 (at 12/10/2019 10:10 AM)

WALNUT TREE, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)**Vital Statistics**

Entity ID W044343

Registered Effective Date 01/01/2003

Period of Existence PER

Status Administratively Dissolved [Request a Certificate of Status](#)

Status Date 03/16/2019

Entity Type Domestic Limited Liability Company

Annual Report Requirements Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

Addresses

Registered Agent Office BARB HILBERT
1144 S. AJRLING ROAD
MOUNT PLEASANT, WI 53406

[File a Registered Agent/Office Update Form](#)

Principal Office 3239 S 76TH STREET
FRANKSVILLE, WI 53126
UNITED STATES OF AMERICA

Historical Information**Annual Reports**

| Year | Reel | Image | Filed By | Stored On |
|------|------|-------|----------|-----------|
| 2016 | 000 | 0000 | online | database |
| 2015 | 000 | 0000 | online | database |
| 2014 | 000 | 0000 | online | database |
| 2013 | 000 | 0000 | online | database |
| 2010 | 111 | 1111 | paper | image |
| 2006 | 000 | 0000 | online | database |
| 2005 | 111 | 1111 | paper | image |
| 2004 | 111 | 1111 | paper | image |

12/10/2019

WALNUT TREE, LLC (W044343)

[File an Annual Report](#) - [Order a Document Copy](#)

Certificates of
Newly-elected
Officers/Directors


None

Old Names

None

Chronology

| Effective Date | Transaction | Filed Date | Description |
|----------------|--------------------------------------|------------|--------------|
| 01/01/2003 | Organized | 12/20/2002 | eForm |
| 09/19/2006 | Change of Registered Agent | 09/19/2006 | FM516-E-Form |
| 01/01/2008 | Delinquent | 01/01/2008 | |
| 01/11/2010 | Notice of Administrative Dissolution | 01/11/2010 | |
| 03/16/2010 | Administrative Dissolution | 03/16/2010 | |
| 10/13/2010 | Restored to Good Standing | 10/19/2010 | |
| 10/13/2010 | Certificate of Reinstatement | 10/19/2010 | |
| 10/13/2010 | Change of Registered Agent | 10/19/2010 | FM 516 2010 |
| 01/01/2012 | Delinquent | 01/01/2012 | |
| 01/07/2013 | Notice of Administrative Dissolution | 01/07/2013 | |
| 02/12/2013 | Restored to Good Standing | 02/12/2013 | E-Form |
| 02/12/2013 | Change of Registered Agent | 02/12/2013 | FM516-E-Form |
| 03/01/2014 | Change of Registered Agent | 03/01/2014 | FM516-E-Form |
| 03/11/2016 | Change of Registered Agent | 03/11/2016 | OnlineForm 5 |
| 01/01/2018 | Delinquent | 01/01/2018 | |
| 01/14/2019 | Notice of Administrative Dissolution | 01/14/2019 | |
| 03/16/2019 | Administrative Dissolution | 03/16/2019 | |

 [Order a Document Copy](#)

Document Number

STATE BAR OF WISCONSIN FORM 3 - 2000
QUIT CLAIM DEED

DOC # 1876135

Recorded
JAN. 17, 2003 AT 02:20PM

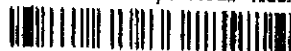
This Deed, made between Ernest Hilbert a/k/a Ernest M. Hilbert

Grantor, and **Walnut Tree, LLC, a Wisconsin limited liability company**

Grantee.

Grantor quit claims to Grantee the following described real estate in
Racine County, State of Wisconsin (if more
space is needed, please attach addendum):

Lot 1,2 and 3 of Block 1, Van Wie Homesites, according to the recorded plat
thereof excepting lands conveyed for highway purposes by deed recorded on
November 14, 1974 in vol. 1245 Records, page 341 as document no. 948638.
Said land being in the Town of Mt. Pleasant.

MARK LADD
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$11.00
Fee Exempt 77.25-(15%)


0000207

Recording Area

Name and Return Address

Wyant Law Offices, S.C.
Box 240

51-008-03-22-13-199-000 and

51-008-03-22-13-198-000

Parcel Identification Number (PIN)


This is not homestead property.

(is) (is not)

Together with all appurtenant rights, title and interests.

Dated this 23 day of Dec, 2002.

*
*
*


* Ernest M. Hilbert
*
*

AUTHENTICATION

Signature(s) Ernest M. Hilbert

authenticated this 23 day of Dec, 2002.

* Atty. C. Judley Wyant

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
Wyant Law Offices, S.C. by Atty C. Judley Wyant

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

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
Racine County)

Personally came before me this _____ day of
_____, the above named

Ernest M. Hilbert

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

*
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____.)

* Names of persons signing in any capacity must be typed or printed below their signature.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
FORM No. 3 - 2000

INFO-PRO (800)855-2021 www.infoproforms.com

DOCUMENT #

1598420

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEEDREGISTER'S OFFICE
RACINE COUNTY, WI

DOCUMENT NO.

RECORDED

97 OCT 13 PM 3:20

VOL
2685
PAGE
489This Deed, made between Lloyd A. Pedersen and
Carol A. Pedersen, husband and wifeMARK A. LADD
REGISTER OF DEEDSand Ernest Hilbert
VENDOR, ~~X~~VENDEE, ~~X~~

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Racine
County, State of Wisconsin;

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Ernest Hilbert
1448 S. Greenbay Rd.
Racine, WI 53406Wisconsin Real Estate Transfer Tax \$ 246.0051-008-03-22-13-199-000
PARCEL IDENTIFICATION NUMBER

Lot 3, and the South 1/2 of Lot 2, Block 1, Van Wie Homesites, according to the recorded plat thereof. EXCEPTING THEREFROM land conveyed for highway purposes by deed recorded on November 19, 1974 in Volume 1245 of Records, at page 341, as Document No. 948638. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

**This deed is being executed in fulfillment of a land contract dated October 26th, 1989 for \$82,000.00 between Lloyd A. Pedersen and Carol A. Pedersen as Vendor and Ernest Hilbert as Vendee.

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

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

And Lloyd A. Pedersen and Carol A. Pedersen

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing, and will warrant and defend the same.

Dated this 10th day of October, 1997Lloyd A. Pedersen (SEAL)* Lloyd A. Pedersen (SEAL)

* _____

Carol A. Pedersen (SEAL)* Carol A. Pedersen (SEAL)

* _____

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by B706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Atty Jeffrey B. Green

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

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

WARRANTY DEED

R-48198

STATE BAR OF WISCONSIN
Form No. 1 - 1982

ACKNOWLEDGMENT

State of Wisconsin,

Racine County,Personally came before me this 10th day of October, 1997, the above namedLloyd A. Pedersen and Carol A. Pedersen

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

Erwin T. Nelson
* Erwin T. NelsonNotary Public, Racine County, Wis.My commission is permanent (if not, state expiration date: EXPIRES MARCH 4, 2001)Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

1309314

No. 202 LEASE--with Water Clause--Commercial

Wisconsin Legal Title Company
Milwaukee, Wis.

This indenture, Made this 26th day of October, 1989,
by and between Lloyd A. Pedersen and Carol A. Pedersen, his wife,
of the Town of Yorkville, County of Racine, State of Wisconsin,
and Ernest Hilbert, 3239 S. 76th St., Franksville, WI 53126,
of the Town of Raymond, County of Racine, State of Wisconsin,

Witnesseth, That the said lessor does hereby lease, demise and let unto the said lessee the following described premises, in the Town of Mt. Pleasant, County of Racine, State of Wisconsin, known as No. 1448 South Green Bay Road, known to wit: lot 3 & the South 1/2 of lot 2, Block 1, Van Wie Homesites, according to Recorded Plat of the above described premises to be used as High-Tech Storage & Home Security Systems sales on the 1st floor and an apartment on the 2nd floor.

008-03-22-13-199-000

To hold for the term of five (5) years, beginning on the 1st day of November, 1989, and ending on the 31st day of October, 1994, the said lessee yielding and paying therefor the total rent of Fifty-Four Thousand Dollars (\$54,000.00) Dollars, for the term, payable as follows: Nine Hundred Dollars (\$900.00) in advance on the 1st day of each and every month during the term of this lease. Said rent shall be paid at 3413--67th Drive, Union Grove, WI 53182. There shall be no security deposit required from the lessee.

The acceptance by the lessor of one month's rent for the first month after the expiration date of this lease shall constitute a renewal for a period of one month only and each subsequent acceptance of a month's rent shall constitute a further renewal for a like period.

And the said lessee promises to pay the said rent at the times and in the manner aforesaid, during the continuance of said term, and not to underlease the said premises or any part thereof, nor assign this lease without the consent of the lessor in writing, and to quit and deliver up the same to the lessor or their attorney, peaceably and quietly at end of said term, and also to keep the same in as good repair as the same are in at the commencement of said term, reasonable use and wearing thereof and damage by accidental fire or other accidents not happening through the neglect of the lessee, his agents or servants only excepted.

And the said lessor, further covenants and agrees that Lessee will during the term of this lease pay all water rates levied and assessed against the premises hereby leased, for water used or to be used therein, at the time they become due and payable. Lessee shall also pay sewer charges.

The lessee further agrees to obey all ordinances of the Town of Racine, in regard to cleaning of the streets, alleys and sidewalks in front of the premises hereby leased and any and all lawful orders, rules and regulations of the proper health officers of said Town of Racine.

And that the said lessee will, during the last six weeks of said term, allow to be put up and will safely keep in such conspicuous part of said premises as lessor shall designate, a sign or card, showing that said premises are "To Let" or "For Rent" and the place of inquiry, such card or sign to be furnished for that purpose by said lessor.

And the said lessor may enter to view the premises hereby leased for the purpose of examining or exhibiting the same or making whatever repairs or alterations on said premises the lessor may deem necessary; and may expel the lessee if Lessee shall fail to pay the rent and assessments, or refuse to obey the said ordinances and rules and regulations as aforesaid, or shall underlease the premises or any part thereof, or assign this lease without the consent of the lessor, in writing.

LESSEE:

1. Has Lessor's permission to sublet the premises and to make leasehold improvements to the premises subject to the building code and restrictions of the municipalities mentioned above.
2. Shall obtain Zoning, conditional use permits and building permits for the premises to conduct his business.
3. Shall pay to the Lessor, when billed by the Lessor, the real estate taxes and the general fire and comprehensive insurance and the public liability insurance. Lessee shall provide and pay for Lessee's contents and inventory and public liability insurance and furnish copies of the insurance policies to the Lessor.
4. Shall have the option to purchase the leased premises at any time during the term of this Lease at the price of Eighty Two Thousand Dollars (\$82,000.00) when there is financing available to him. This option shall be exercised prior to the end of the term of this lease, October 31, 1994.

LESSOR:

1309314

If and in the event the Lessee should neglect, fail or refuse to pay the stipulated rent as herein provided within a period of 15 days from the date on which the same became due, then the Lessor shall have the immediate right, at their option, to enter and take possession of said leased premises in accordance with the same terms and conditions as are set forth in the paragraph marked **.

** And the said lessee further covenants and agrees to pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by the said lessor in enforcing the covenants and agreements of this lease.

The words "lessor" and "lessee" when used herein shall be taken to mean either the singular or the plural, as the case may be, and the provisions of this instrument shall extend and apply to the heirs, executors, administrators, legal representatives, successors and assigns of the respective parties.

In Witness Whereof, the said parties have hereunto set their hands and seals the day and year first above written.

WITNESSED AND SEALED IN PRESENCE OF

Burn T. Nelson
Ernest T. Nelson
drafted by above

Ernest Hilbert (SEAL)
Ernest Hilbert, Lessee

Lloyd A. Pedersen (SEAL)
Lloyd A. Pedersen, Lessor

Carol A. Pedersen (SEAL)
Carol A. Pedersen, Lessor

State of Wisconsin

ss.

Racine County.

Personally came before me, this 26th day of October, A. D., 1989, the above named Lloyd A. Pedersen, Carol A. Pedersen, Lessors and Ernest Hilbert, Lessee to me known to be the person, R., who executed the foregoing instrument and acknowledged the same.

Burn T. Nelson
Notary Public, Racine County, Wis.
My commission expires March 14, 93

GUARANTEE

For value received, hereby guarantee the payment of the Rent and the performance of the covenants and agreements of the part of the second part in the within Lease in the manner and form as in said Lease provided.

Witness hand and seal this day of 19

(SEAL)
(SEAL)

FILED 2012 PAGE 347

by Road

406

19 94

day of
Oct 1989
Volume 2012
Page 347
JLW

53182

UNFAXY

DOCUMENT NO.

This Indenture, Made by Aryld Pedersen and Viola Pedersen, His Wife
grantor of Racine County, Wisconsin, hereby conveys and warrants
 to State of Wisconsin, Department of Transportation, Division of Highways
grantee of County, Wisconsin,
 for the sum of One Thousand Three Hundred and No/100 (\$1,300.00) Dollars

See attached page 2 for legal description

The consideration stated herein is payment in full for the property described herein and includes full compensation for items of damage set forth in sec. 32.03, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based.
 Compensation for additional items of damage listed in sec. 32.13, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claims as provided in sec. 32.20, Wisconsin Statutes.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals this 1st
 day of Nov., A.D., 1974

SIGNED AND SEALED IN PRESENCE OF

Aryld Pedersen (SEAL)
Aryld Pedersen

Viola Pedersen (SEAL)
Viola Pedersen

(SEAL)

(SEAL)

STATE OF WISCONSIN

Racine County, ss.

The foregoing instrument was acknowledged before me this 1stday of Nov., A.D., 1974

RECEIVED FOR RECORD

DAY OF Nov. 1245 PAGE 341

A.D. 1974 ATO'CLOCK 11 M. AND RECORDED IN VOL.OF 11 PAGE

REGISTER OF DEEDS

COUNTY

This instrument was drafted by the State of Wisconsin,
 Department of Transportation, Division of Highways.

Project 2390-1-21

JOHN C. MOORE
 Notary Public, Lucas County, Ohio
 My Commission Expires July 28, 1977

(SEAL) Notary Public, Lucas County, Wisconsin
 My Commission expires July 28, 1977 A.D., 1977

Negotiated by Scott L. WillmanParcel No. 34

948630

1245-341

Nov. 19, 1974

Fee Title in and to the following tract of land in Racine County, State of Wisconsin, described as:

That part of Lot 3 and the south one-half of Lot 2, Block 1 of Van Wie Homesites, lying easterly of a line which is 50.00 feet westerly of, as measured normal to, and parallel with the following described reference line of S.T.H. 31.

Said reference line begins at a point in the south line of the southwest one-quarter of Section 13, Township 3 North, Range 22 East which is 916.98 feet North 89° 08' 17" West of the southeast corner of said southwest one-quarter; thence north 11° 55' 02" East 63.11 feet; thence North 15° 17' 40" East 1766.17 feet; thence North 16° 26' 16" East 898.74 feet to a point in the north line of said southwest one-quarter which is 87.02 feet North 89° 10' 37" West of the northeast corner of said southwest one-quarter.

Fee Exempt 77.25 #2

This parcel contains 0.06 Acre, more or less.

Also a Limited Highway Easement for the right to construct cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in Racine County, State of Wisconsin, described as: a strip of land 10.00 feet wide lying westerly of and adjacent to the above described parcel.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later, however, no later than December 31, 1976.

Said parcel of real estate and/or interests therein will be occupied by the State of Wisconsin or its agents on DEC 31 1974. However, at the sole discretion of the State of Wisconsin, said parcel and/or interests therein may be reasonably occupied after the date of acquisition by utility companies for the purpose of adjusting their facilities to accommodate the proposed highway construction.

Register's Office } ss. 948638
Racine County, Wis. }
Received for Record 1974 day of
November A.D. 1974 at 8:33
o'clock A. M. and recorded in Volume 1245
of Records on page 341-342

Stanley J. Bialecki
3.00 Register of Deeds

DOCUMENT

1586828

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEEDREGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED

97 JUL 16 PM 2:09

HARRIS, A. L. ADD
REGISTER OF DEEDSVOL 2655
PAGE 657

This Deed, made between _____

JOSEPH C. MRAZEK, SR.

Grantor,

and

ERNEST M. HILBERT

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration,

conveys to Grantee the following described real estate in Racine County, State of Wisconsin: Lot 1 and the North 1/2 of Lot 2, Block 1, Van Wie Homesites, according to the recorded plat thereof. Excepting therefrom land conveyed for highway purposes by Deed recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 22, 1974 in Volume 1245 of Records, page 576, as Document No. 948809. Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Ambassador

51-008-03-22-13-198-000

PARCEL IDENTIFICATION NUMBER

This Deed is given in fulfillment of a Land Contract between the Grantor and Grantee dated January 30, 1991 and recorded in the Office of the Register of Deeds for Racine County, Wisconsin on February 5, 1991 in Volume 2053 of Records, page 93, as Document No. 1330996; said Land Contract being amended by Document dated March 4, 1994 and recorded April 8, 1994, as Document No. 1461587; said Land Contract being further amended by Document dated April 4, 1995 and recorded April 6, 1995 as Document No. 1496687.

Wisconsin Real Estate Transfer Tax \$ 315.-

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor

warrants that the title is good, indefensible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants and general taxes for the year 1991 and subsequent years and liens or encumbrances created* and will warrant and defend the same. *by the act or neglect of the Purchaser

Dated this 12 day of July, 19 97

Joseph C. Mrazek, Sr. (SEAL)

* Joseph C. Mrazek, Sr.

(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

John U. Schneider

Attorney at Law

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

ACKNOWLEDGMENT

State of Wisconsin,

Racine

County,

ss.

Personally came before me this 12 day of July, 19 97, the above named

Joseph C. Mrazek, Sr.

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

John U. Schneider NOTARY PUBLIC

Notary Public, Racine County, Wis.

My commission is permanent, expiration date: _____, 19 _____.

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

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 - 1982

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

DOCUMENT NO
1330996

STATE BAR OF WISCONSIN FORM 11 - 1982
LAND CONTRACT
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER
\$5,000 IS FINANCED AND IN OTHER NON-COMMERCE
AND TRANSACTIONS)

V105

THIS SPACE RESERVED FOR RECORDING DATA

Register's Office
Racine County, Wis. } 88

Received for Record 24th day of
February A.D. 1976 at 8:47
o'clock A. M. and recorded in Volume 2453
of Records on page 23-25

Hean M. Schuttin
Register of Deeds

Return to
Joseph C. Mrazek, Sr.
1100 Commerce Dr. #115
Racine, Wisconsin 53406
51-008-03-22-13-198-000
Tax Parcel No.

Contract, by and between
Joseph C. Mrazek, Sr. ("Vendor",
whether one or more) and
Ernest M. Hilbert ("Purchaser", whether one or more).
Vendor sells and agrees to convey to Purchaser, upon the prompt and full per-
formance of this contract by Purchaser, the following property, together with the
rents, profits, fixtures and other appurtenant interests (all called the "Property"),
in Racine County, State of Wisconsin:

Lot 1 and the North 1/2 of Lot 2, Block 1, Van Wie Homesites, according
to the recorded plat thereof. Excepting therefrom land conveyed for
highway purposes by Deed recorded in the office of the Register of Deeds
for Racine County, Wisconsin on November 22, 1974 in Volume 1245 of Records,
page 576, as Document No. 948809. Said land being in the Town of Mt.
Pleasant, Racine County, Wisconsin.

1976 February 24 8:47

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

Purchaser agrees to purchase the Property and to pay to Vendor at such place as Vendor directs
the sum of \$105,000.00 in the following manner: (a) \$5,000.00
at the execution of this Contract; and (b) the balance of \$100,000.00, together with interest from date
hereof on the balance outstanding from time to time at the rate of 15% per cent per annum
until paid in full, as follows: monthly payments of principal and interest shall be calculated
on an 18 year amortization schedule. Monthly payments of principal and interest in the
amount of \$1,000.00 shall commence 30 days after the date of execution of this land
contract and shall continue on the same day of each succeeding month until the maturity
date of this contract.

Provided, however, the entire outstanding balance shall be paid in full on or before the 30th day of
JANUARY, 1984 (the maturity date).

Following any default in payment, interest shall accrue at the rate of 15% per annum on the entire amount
in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire
principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably antici-
pated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor,
Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of
taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest
unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any
amount may be prepaid without premium or fee upon principal at any time after January 30, 1981 (OR)
there may be no prepayment of principal without permission of Vendor.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long
as the unpaid balance of principal and interest (and in such case accruing interest from month to month shall be treated
as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been
made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds
of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser
for examination except: current mortgage to Heritage Bank and Trust (Vol. 1780, Page 734)
and Real Estate Security Agreement to Heritage Bank and Trust (Vol. 1986, Page 158)
which will be paid in full and released of record concurrently with payment in full
by the Purchaser of all amounts due under this land contract.

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Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall
be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on January 30, 1981

*Cross Out One

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of \$... full insurable value, but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants and general taxes for 1991 and subsequent years

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 30 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of 30 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as credit for the Property if Purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be included at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is indefinitive; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii), (iii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by action, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed in a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 30 day of January, 1991

Joseph C. Mazek, Sr. Vendor (SEAL)
(SEAL)

Ernest M. Hilbert PURCHASER (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

John U. Schneider

Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

RACINE County, ss.

Personally came before me this 30 day of January, 1991, the above named

Joseph C. Mazek, Sr.
Ernest M. Hilbert

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

Notary Public John U. Schneider Racine County, Wis.
My Commission is permanent. (If not, state expiration date) 19.....

¹Names of persons signing in any capacity should be typed or printed below their signatures.

1461587

(H)

AMENDMENT AND EXTENSION OF LAND CONTRACT

THIS AGREEMENT is entered into this 4th day of March, 1994, by and between JOSEPH C. MRAZEK, SR., Seller, and ERNEST M. HILBERT, Buyer.

WHEREAS, the Buyer on January 30, 1991 tendered to Seller a Land Contract in the amount of \$100,000.00; and

WHEREAS, that Land Contract matured on January 30, 1994 with a principal balance of \$93,259.18; which has been further reduced with a February 1994 payment to a principal balance of \$93,036.34; and

WHEREAS, Joseph C. Mrazek, Sr. has agreed to extend the maturity date of that Land Contract until January 30, 1995, based upon the identical terms and conditions as set forth in the original Promissory Note, except to the extent modified by this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties, it is

AGREED;

1. Recitals. All of the above recitals are hereby incorporated by reference as though set forth in their entirety.

2. Extension of Land Contract. Joseph C. Mrazek, Sr., herewith agrees to extend the maturity date of the Land Contract, a copy of which is attached hereto as Exhibit A and incorporated herein by reference as though set forth in its entirety, from January 30, 1994, its original maturity date, until January 30, 1995 based upon the identical terms and conditions as set forth in the original Land Contract, except as modified by this Agreement. The parties specifically agree that all the provisions of the Land Contract dated January 30, 1991 and recorded on February 5, 1991 shall remain in full force and effect.

3. Principal Payment. Upon execution of this Agreement, Buyer shall remit to Seller a principal payment in the amount of \$15,000.00. The principal balance at the commencement of this Extension shall be \$78,036.34.

Drafted by: June A. Lemke

Return to: June A. Lemke

Midwest Interstate Realty
8338 Washington Ave #121
Racine, WI 53406

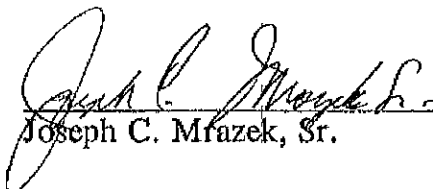
2361 PAGE 658

4. Payment of Actual Attorneys' Fees. The parties agree that in the event of a default under the terms of the original Land Contract as extended by this Agreement, the Buyer shall be liable for the payment of all actual attorney's fees and costs incurred by Joseph C. Mrazek, Sr., in connection with the collection of the balance due on the Land Contract. Furthermore, a "default" shall be defined as the failure to make any payment of interest or principal when due if not cured within ten (10) days after written notice by Joseph C. Mrazek, Sr. to Ernest M. Hilbert.

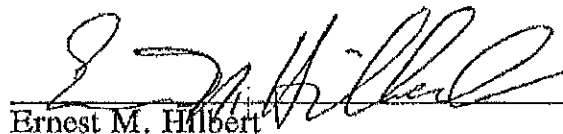
5. Amortization Schedule. the parties agree that the amortization schedule attached hereto as Exhibit B and incorporated herein by reference constitute the amortization schedule for the balance due on the Land Contract. Payments shall be due on the 10th day of each month during the term of this Extension, commencing March 10, 1994.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

SELLER:

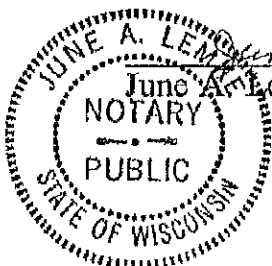

Joseph C. Mrazek, Sr.


BUYER:


Ernest M. Hilbert

State of Wisconsin }
County of Racine }

The above named Seller, Joseph C. Mrazek, Sr. and Buyer, Ernest M. Hilbert signed this document before me this 4th day of March, 1994.




June A. Lemke, Notary Public. My commission expires 7/27/97.

[VOL. 2361 PAGE 659]

1380996

Contract, by and between
Joseph C. Mrzak, Sr. ("Vendor"),
 whether one or more, and
Ernest M. Hilbert ("Purchaser", whether one or more).
 Vendor and agrees to convey to Purchaser, upon the prompt and full per-
 formance of this contract by Purchaser, the following property, together with the
 rents, profits, fixtures and other appurtenant interests (all called the "Property"),
 in Racine County, State of Wisconsin.

Register's Office
 Racine County, Wis.

Received for Record 27th day of
February, A.D. 1974 at 2:19
 o'clock P. M. and recorded in Volume 2361
 of Racine County on page 660

Sharon M. Schuttner
 Register of Deeds

RETURN TO
 Joseph C. Mrzak, Sr.
 1100 Commerce Dr. #115
 Racine, Wisconsin 53406
 51-008-03-22-13-198-000
 Tax Parcel No.

Lot 1 and the North 1/2 of Lot 2, Block 1, Van Wie Homesites, according
 to the recorded plat thereof. Excepting therefrom land conveyed for
 highway purposes by Deed recorded in the Office of the Register of Deeds
 for Racine County, Wisconsin on November 22, 1974 in Volume 1248 of Records,
 page 576, as Document No. 948809. Said land being in the Town of Mt.
 Pleasant, Racine County, Wisconsin.

192 *Ernest M. Hilbert*

This 18 day of Nov homestead property.
 (Is) (Is not)

Purchaser agrees to purchase the Property and to pay to Vendor at such place as Vendor directs
 the sum of 105,000.00 in the following manner: (a) \$2,000.00
 at the execution of this Contract; and (b) the balance of \$103,000.00, together with interest from date
 hereof on the balance outstanding from time to time at the rate of 15 per cent per annum
 until paid in full, as follows: monthly payments of principal and interest shall be calculated
 on an 18 year amortization schedule. Monthly payments of principal and interest in the
 amount of \$1,000.00 shall commence 30 days after the date of execution of this land
 contract and shall continue on the same day of each succeeding month until the maturity
 date of this contract.

Provided, however, the entire outstanding balance shall be paid in full on or before the 30th day of
January, 1975 (the maturity date).
 Following any default in payment, interest shall accrue at the rate of 15 % per annum on the entire amount
 in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire
 principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably antici-
 pated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor,
 Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of
 taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest
 unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any
 amount may be prepaid without premium or fee upon principal at any time after JANUARY 30, 1971 (OR)
 there may be no prepayment of principal without permission of Vendor.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long
 as the unpaid balance of principal, and interest (and in such case accrued interest from month to month shall be treated
 as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been
 made as specified above; provided that monthly payments shall be continued in the event of credit of any proceeds
 of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser
 for examination except: current mortgage to Heritage Bank and Trust (Vol. 1780, Page 734)
 and Real Estate Security Agreement to Heritage Bank and Trust (Vol. 1986, Page 158)
 which will be paid in full and released of record concurrently with payment in full
 by the Purchaser of all amounts due under this land contract.

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Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall
 be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on JANUARY 30, 1971
 *Cross Out line.

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HILBERT EXTENSION OF LAND CONTRACT
AMORTIZATION SCHEDULE

EXHIBIT B

| | | | |
|-----------------------|-------------|------------|---------|
| PRINCIPLE | \$78,036.34 | TERM..... | 179 |
| MONTHLY PAYMENTS..... | \$1,000.00 | CALCULATED | |
| INTEREST RATE..... | 10.00% | PMNT..... | 1000.00 |

| PAYMENT NUMBER | TOTAL PAYMENT | INTEREST PORTION | PRINCIPAL PORTION | ENDING BALANCE |
|-------------------|------------------|---------------------|----------------------|-------------------|
| BEGINNING BALANCE | | | | 78036.34 |
| 3/10/94 | 1000.00 | 653.16 | 346.84 | 77689.50 |
| 4/10/94 | 1000.00 | 647.41 | 352.59 | 77336.91 |
| 5/10/94 | 1000.00 | 644.47 | 355.53 | 76981.38 |
| 6/10/94 | 1000.00 | 641.51 | 358.49 | 76622.89 |
| 7/10/94 | 1000.00 | 638.52 | 361.48 | 76261.41 |
| 8/10/94 | 1000.00 | 635.51 | 364.49 | 75896.92 |
| 9/10/94 | 1000.00 | 632.47 | 367.53 | 75529.39 |
| 10/10/94 | 1000.00 | 629.41 | 370.59 | 75158.80 |
| 11/10/94 | 1000.00 | 626.32 | 373.68 | 74785.12 |
| 12/10/94 | 1000.00 | 623.21 | 376.79 | 74408.33 |
| 1/10/95 | 1000.00 | 620.07 | 379.93 | 74028.40 |

REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED.....

94 APR -8 AM 8:00

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661

REGISTER OF DEEDS

16- [VOL 2361 PAGE 661

II

DOCUMENT #
1496687

VOL PAGE
2438 045-049

AMENDMENT AND EXTENSION OF LAND CONTRACT

THIS AGREEMENT is entered into this 4th day of April, 1995, by and between JOSEPH C. MRAZEK, SR., Seller, and ERNEST M. HILBERT, Buyer.

WHEREAS, the Buyer on January 30, 1991 tendered to Seller an Extension of Land Contract in the amount of \$78,036.34; and

WHEREAS, that Extension of Land Contract matured on January 30, 1995 with a principal balance of \$73,259.01; which has been further reduced with a April 1995 payment of \$10,000.00 to a principal balance of \$63,259.01; and

WHEREAS, Joseph C. Mrazek, Sr. has agreed to extend the maturity date of that Extension of Land Contract until January 30, 1996, based upon the identical terms and conditions as set forth in the original Promissory Note, except to the extent modified by this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties, it is

AGREED;

1. Recitals. All of the above recitals are hereby incorporated by reference as though set forth in their entirety.

2. Extension of Land Contract. Joseph C. Mrazek, Sr., herewith agrees to extend the maturity date of this Extension of Land Contract, a copy of which is attached hereto as Exhibit A and incorporated herein by reference as though set forth in its entirety, from January 30, 1995, its original maturity date, until January 30, 1996 based upon the identical terms and conditions as set forth in the original Land Contract, except as modified by this Agreement. The parties specifically agree that all the provisions of the Land Contract dated January 30, 1991 and recorded on February 5, 1991 shall remain in full force and effect.

3. Principal Payment. Upon execution of this Agreement, Buyer shall remit to Seller a principal payment in the amount of \$10,000.00. The principal

Drafted by: June Lemko
Return to: June Lemko, 8338 Washington Ave., Racine, WI 53406

VOL PAGE
2438 046


balance at the commencement of this Extension shall be \$63,259.01.

4. Payment of Actual Attorneys' Fees. The parties agree that in the event of a default under the terms of the original Land Contract as extended by this Agreement, the Buyer shall be liable for the payment of all actual attorney's fees and costs incurred by Joseph C. Mrazek, Sr., in connection with the collection of the balance due on the Land Contract. Furthermore, a "default" shall be defined as the failure to make any payment of interest or principal when due if not cured within ten (10) days after written notice by Joseph C. Mrazek, Sr. to Ernest M. Hilbert.

5. Amortization Schedule. the parties agree that the amortization schedule attached hereto as Exhibit B and incorporated herein by reference constitute the amortization schedule for the balance due on the Land Contract. Payments shall be due on the 10th day of each month during the term of this Extension, commencing April 10, 1995.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

SELLER:


Joseph C. Mrazek, Sr.

Tax Parcel # 51-008-03-22-13-
198-000

BUYER:

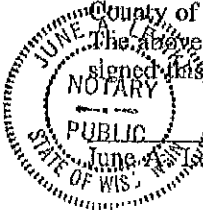

Ernest M. Hilbert

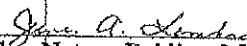
Lot 1 N $\frac{1}{2}$ of Lot 2
Block 1 Van Wie
Homesites according To
The Lot Thereof.

State of Wisconsin }

County of Racine }

The above named Seller, Joseph C. Mrazek, Sr. and Buyer, Ernest M. Hilbert signed this document before me this 4th day of April, 1995.




June A. Isenke, Notary Public. My commission expires 7/27/97.

1461587

VOL. PAGE
2438 047

Exhibit A page 1 of 2

AMENDMENT AND EXTENSION OF LAND CONTRACT

THIS AGREEMENT is entered into this 5th day of March, 1994, by and between JOSEPH C. MRAZEK, SR., Seller, and ERNEST M. HILBERT, Buyer.

WHEREAS, the Buyer on January 30, 1991 tendered to Seller a Land Contract in the amount of \$100,000.00; and

WHEREAS, that Land Contract matured on January 30, 1994 with a principal balance of \$93,259.18; which has been further reduced with a February 1994 payment to a principal balance of \$93,036.34; and

WHEREAS, Joseph C. Mrazek, Sr. has agreed to extend the maturity date of that Land Contract until January 30, 1995, based upon the identical terms and conditions as set forth in the original Promissory Note, except to the extent modified by this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties, it is

AGREED;

1. Recitals. All of the above recitals are hereby incorporated by reference as though set forth in their entirety.

2. Extension of Land Contract. Joseph C. Mrazek, Sr., herewith agrees to extend the maturity date of the Land Contract, a copy of which is attached hereto as Exhibit A and incorporated herein by reference as though set forth in its entirety, from January 30, 1994, its original maturity date, until January 30, 1995 based upon the identical terms and conditions as set forth in the original Land Contract, except as modified by this Agreement. The parties specifically agree that all the provisions of the Land Contract dated January 30, 1991 and recorded on February 5, 1991 shall remain in full force and effect.

3. Principal Payment. Upon execution of this Agreement, Buyer shall remit to Seller a principal payment in the amount of \$15,000.00. The principal balance at the commencement of this Extension shall be \$78,036.34.

Drafted by: *June A. Lemke*

Return to: *June A. Lemke*

*Midwest Interstate Realty
8338 Washington Ave #121
Kecio, WI 53406*

VOL 2361 1A-658

VOL PAGE
2438 048

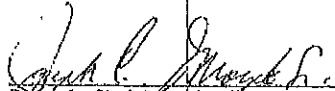
Exhibit A page 2 of 2

4. Payment of Actual Attorneys' Fees. The parties agree that in the event of a default under the terms of the original Land Contract as extended by this Agreement, the Buyer shall be liable for the payment of all actual attorney's fees and costs incurred by Joseph C. Mrazek, Sr., in connection with the collection of the balance due on the Land Contract. Furthermore, a "default" shall be defined as the failure to make any payment of interest or principal when due if not cured within ten (10) days after written notice by Joseph C. Mrazek, Sr. to Ernest M. Hilbert.

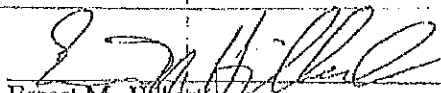
5. Amortization Schedule. the parties agree that the amortization schedule attached hereto as Exhibit B and incorporated herein by reference constitute the amortization schedule for the balance due on the Land Contract. Payments shall be due on the 10th day of each month during the term of this Extension, commencing March 10, 1994.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

SELLER:

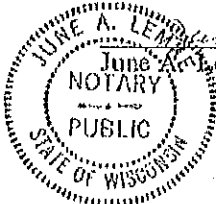

Joseph C. Mrazek, Sr.

BUYER:


Ernest M. Hilbert

State of Wisconsin }
County of Racine }

The above named Seller, Joseph C. Mrazek, Sr. and Buyer, Ernest M. Hilbert signed this document before me this 4th day of March, 1994.



June A. Lemke, Notary Public. My commission expires 7/27/97.

(VOL 2301 JAN 639

VOL PAGE
2438 049

HILBERT EXTENSION OF LAND CONTRACT
AMORTIZATION SCHEDULE
Extension 2 of 2

REGISTER'S OFFICE
RACINE COUNTY, WI

EXHIBIT B RECORDED

95 APR -6 PM 2:06

PRINCIPLE \$63,259.01
MONTHLY PAYMENTS..... \$1,000.00
INTEREST RATE..... 10.00%

TERM.....
CALCULATED
PMNT..... 1000.00

166 MARK A. LADD
REGISTER OF DEEDS

| PAYMENT NUMBER | TOTAL PAYMENT | INTEREST PORTION | PRINCIPAL PORTION | ENDING BALANCE |
|-------------------|------------------|---------------------|----------------------|-------------------|
| BEGINNING BALANCE | | | | |
| 4/10/95 | 1000.00 | 653.16 | 346.84 | 63259.01 |
| 5/10/95 | 1000.00 | 624.27 | 475.73 | 62912.17 |
| 6/10/95 | 1000.00 | 520.30 | 479.70 | 62436.44 |
| 7/10/95 | 1000.00 | 516.31 | 483.69 | 61956.74 |
| 8/10/95 | 1000.00 | 512.28 | 487.72 | 61473.05 |
| 9/10/95 | 1000.00 | 508.21 | 491.79 | 60985.33 |
| 10/10/95 | 1000.00 | 504.11 | 495.89 | 60493.54 |
| 11/10/95 | 1000.00 | 499.98 | 500.02 | 59997.65 |
| 12/10/95 | 1000.00 | 495.81 | 504.19 | 59497.63 |
| 1/10/96 | 1000.00 | 491.61 | 508.39 | 58993.44 |
| | | | | 58485.05 |

DOCUMENT NO.

VOL 1245 PAGE 576

EXC
II

948809

This Indenture, Made by Charles M. Ingles and June F. Ingles, his wife
grantor of Racine County, Wisconsin, hereby conveys and warrants
to State of Wisconsin/Department of Transportation, Division of Highways
grantee of County, Wisconsin
for the sum of One thousand three hundred forty and no/100 (\$1,340.00) Dollars

See attached Page 2 for
Legal Description

The consideration stated herein is payment in full for the property described herein and includes full compensation for items of damage set forth in sec. 32.03, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based.
Compensation for additional items of damage listed in sec. 32.15, Wisconsin Statutes, has not been included, if any such items are shown to exist the owner may file claims as provided in sec. 32.20, Wisconsin Statutes.

IN WITNESS WHEREOF, the said grantors have hereunto set their hand and seal this 22nd
day of September, A.D., 1974.

SIGNED AND SEALED IN PRESENCE OF

June F. Ingles

Charles M. Ingles (SEAL)

June F. Ingles (SEAL)

(SEAL)

(SEAL)

STATE OF WISCONSIN

Racine County

ss.

RECEIVED FOR RECORD

DAY OF _____
A D 19__ AT _____
O'CLOCK __M. AND RECORDED IN VOL. _____
OF _____ PAGE _____

REGISTER OF DEEDS

COUNTY:

The foregoing instrument was acknowledged before me this 22nd

day of September, A.D., 1974

By Charles M. Ingles and June F. Ingles

Scott L. Willman
Scott L. Willman

Notary Public Milwaukee County, Wisconsin
My Commission expires Nov. 13, A.D., 1977

Negotiated by Scott L. Willman

This instrument was drafted by the State of Wisconsin
Department of Transportation, Division of Highways

Project 2390-1-21

Page 1 of 2

Parcel No. 35

1245-576

Nov. 22, 1974

Fee Title in and to the following tract of land in Racine County, State of Wisconsin, described as:

That part of the north one-half of Lot 2 and Lot 1, Block 1 of Vah Wie Homesites lying easterly of a line which is 60.00 feet westerly of, as measured normal to, and parallel with the following described reference line of S.T.H. 31.

Said reference line begins at a point in the south line of the southwest one-quarter of said Section 13 which is 916.98 feet North 89° 08' 17" West of the southeast corner of said southwest one-quarter; thence North 11° 53' 02" East 63.11 feet; thence North 15° 17' 40" East 1766.17 feet; thence North 16° 26' 16" East 898.74 feet to a point in the north line of said southwest one-quarter which is 87.02 feet North 89° 10' 37" West of the northeast corner of said southwest one-quarter.

This parcel contains 0.06 Acre, more or less.

Fee Exempt 77.25 #2

Also a Limited Highway Easement for the right to construct cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in Racine County, State of Wisconsin, described as: a strip of land 10.00 feet in width lying westerly of and adjacent to the above described parcel.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later, however, no later than December 31, 1976.

Said parcel of real estate and/or interests therein will be occupied by the State of Wisconsin or its agents on DEC 31 1974. However, at the sole discretion of the State of Wisconsin, said parcel and/or interests therein may be reasonably occupied after the date of acquisition by utility companies for the purpose of adjusting their facilities to accommodate the proposed highway construction.

Register's Office } 948809
Racine County, Wis. } ss.
Received for Record 22nd day of
March A.D., 19 74 at 11:22
o'clock A.M. and recorded in Volume 1245
of Records on page 576-577

Stanley J. Bialecki
Registrar of Deeds

3.00

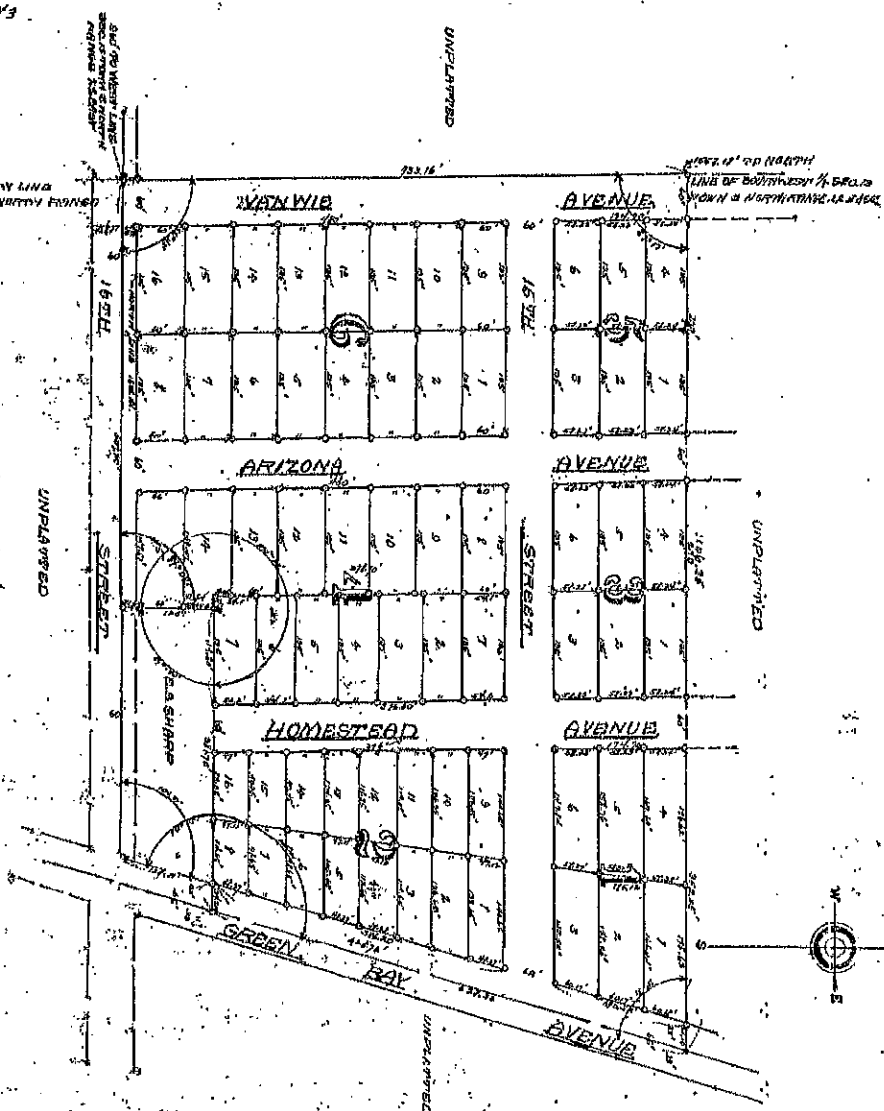
VOL 1245 PAGE 577

UR 特

Vol. P of Plate PG 23

STILLBORNEN-ALVA

Nov. 29, 1929



Dec 1 1893
 Dec 2 1893
 Dec 3 1893
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 Dec 28 1893
 Dec 29 1893
 Dec 30 1893
 Dec 31 1893

David Brewster, Brewster's Blackbird,
1850 King's Co. 1850.

[illegible]

I have been thinking of you very much lately, and
 wondering how you are getting on. I hope you
 are well and happy. I have been very busy
 lately, but I have managed to find some time
 to write to you. I have been thinking of you
 very much lately, and wondering how you are
 getting on. I hope you are well and happy.

[illegible][illegible]

In consideration of the sum of ONE AND NO/100 DOLLARS, and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant unto the WISCONSIN TELEPHONE COMPANY and the WISCONSIN GAS AND ELECTRIC COMPANY the right of easement to construct, maintain and operate their respective poles, wires, cables, crossarms and subway construction together with such other appliances as may be necessary and usual in the conduct of their respective business upon, over, and beneath the rear three (3) feet, and also the side three (3) feet where necessary (poles to be set not to exceed one (1) foot from said lot lines) of each lot described as follows;

Lots 1 to 6 inclusive, in Block numbered One,
 Lots 1 to 16 inclusive, in Block numbered Two,
 Lots 1 to 6 inclusive, in Block numbered Three,
 Lots 1 to 16 inclusive, in Block numbered Four,
 Lots 1 to 6 inclusive, in Block numbered Five,
 Lots 1 to 16 inclusive, in Block numbered Six,

Also the right to cross any of the streets with either subway or aerial construction from one block to another.

Also the right to trim any trees located on the property herein described which may interfere with the service of either of the grantees hereto.

Said lots, blocks, and streets being known as the Vanwie Home Sites Subdivision, being a subdivision of a part of the southwest quarter (SW1/4) of Section thirteen (13), Township three (3) North, Range twenty-two (22) East, in the Town of Mount Pleasant, Racine County, Wisconsin.

This grant extends to and is binding upon the heirs, successors and assigns of all of the parties hereto.

Signed at Racine, Wisconsin, this 30th day of September, 1929.

Witness: Edw. R. Ruff
 Address R. F. Racine, Wis.
 Witness Helen C. McClure
 Address 916 Main St. Racine
 Witness H. G. Johnson
Racine, Wis.

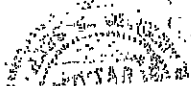
Cora Irene Van Wie
H. T. Van Wie
Margaret M. Van Wie

STATE OF WISCONSIN.
 County of Racine.

ss. Personally appeared before me this 30th day of September, A.D. 1929.

Cora Irene Van Wie H. T. Van Wie Margaret M. Van Wie
 to me known to be the persons who executed the instrument on the other side hereof and acknowledged the same.

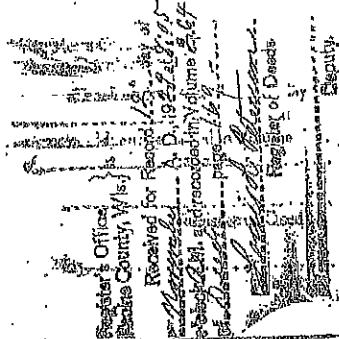
Hans G. Johnson
 Notary Public Racine County, Wisc.
 My commission expires Feb. 12th 1933



361965

Cora Van Wie
Edw. R. Ruff
Wisconsin Telephone Co.

Exhibit



Del. Corby
418 Broadway
Wisconsin

361965

264-169

Nov. 12, 1929

1257863

(I)

GRANT OF EASEMENT

This Grant of Easement executed this 2nd day of June, 1988, from Rayl Pedersen herein called "GRANTOR" to the Racine Water Utility, a municipal corporation, herein called "GRANTEE",

WITNESSETH:

For a valuable consideration, grantor conveys to grantee, its successors and assigns, a permanent easement and right of way, including the perpetual right to enter upon the real estate at any time, and construct, maintain, use and repair underground pipe lines and mains for the purpose of conveying water across, through and under the real estate, together with the right to excavate and refill for the location of the pipe lines and mains, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, use and maintenance of the pipelines and mains.

Grantee agrees to restore the premises, as nearly as possible, to the condition thereof prior to any entry, or exercise of any rights granted hereunder, by Grantee, provided, however, that Grantee shall not be obligated to replant or restore any trees, shrubs or other obstructions removed by it in the reasonable exercise of its rights under this Easement.

The real estate affected by the grant of this permanent easement and right of way is described as follows:

That part of Block 1, Van Wie Homesites, a recorded plat in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows:

A twenty (20) foot wide watermain easement over the west twenty (20) feet of the east forty seven (47) feet of Lot 3 and the south one half (1/2) of Lot 2.

Pt 008-03-22-16-199-

Register's Office }
Racine County, Wis. } SS
Received for Record 16 day of June A.D. 1988 at 8:01 o'clock P. M. and recorded in Volume 1916 of Records on page 22-24

William M. Schuttner
Register of Deeds

VOL. 1916 PAGE 22

3556

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800

1

Return: Bill Knudson of Racine Water & Wastewater • 227 City Hall Annex Racine, Wis 53403

Grantor warrants that grantor has title to the real estate in fee simple and free and clear of encumbrances, except those presently of record, and will warrant and defend the title.

This Easement shall be binding on and/or inure to the benefit of Grantor, his or her successors and assigns and of Grantee and its successors.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement on the day first above written.

Lloyd Pedersen

In the Presence of:

William Lundgren

STATE OF WISCONSIN } SS.
RACINE COUNTY }

Personally came before me this 2nd day of June, 1988, Lloyd Pedersen, to me known to be such person who executed the foregoing instrument.

Richard J. [Signature]

Notary Public, Racine County, Wisconsin
My Commission Expires March 5, 1989

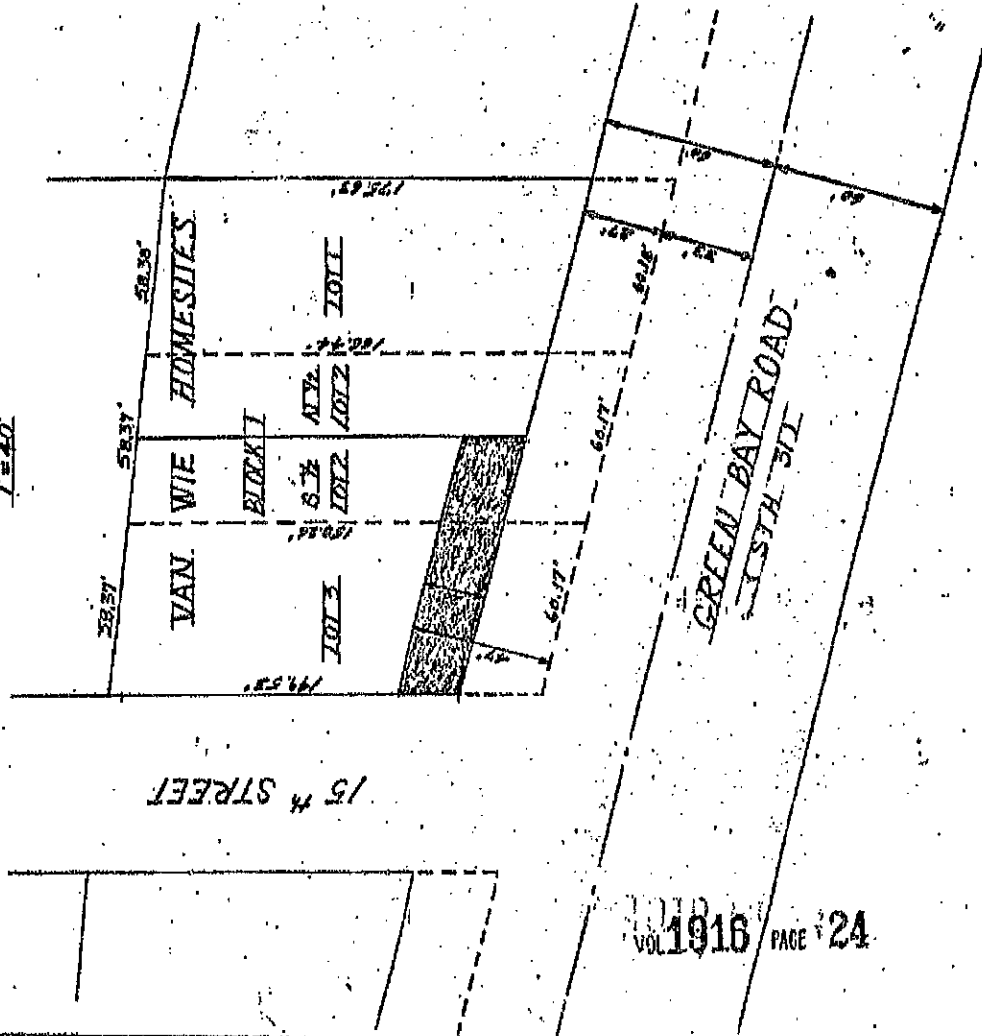
Drafted by Racine Water Utility



WATERMAIN EASEMENT

That part of Block 1, Van Wie Homesites, a recorded plat in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows:

A twenty (20) foot wide watermain easement over the west twenty (20) feet of the east forty seven (47) feet of Lot 3 and the south one half (1/2) of Lot 2.



1257864

(II)

GRANT OF EASEMENT

This Grant of Easement executed this 14th day of April, 19 88, from JOSEPH C. MRAZEK SR, herein called "GRANTOR" to the Racine Water Utility, a municipal corporation, herein called "GRANTEE",

WITNESSETH:

For a valuable consideration, grantor conveys to grantee, its successors and assigns, a permanent easement and right of way, including the perpetual right to enter upon the real estate at any time, and construct, maintain, use and repair underground pipe lines and mains for the purpose of conveying water across, through and under the real estate, together with the right to excavate and refill for the location of the pipe lines and mains, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, use and maintenance of the pipe lines and mains.

Grantee agrees to restore the premises, as nearly as possible, to the condition thereof prior to any entry, or exercise of any rights granted hereunder, by Grantee, provided, however, that Grantee shall not be obligated to replant or restore any trees, shrubs or other obstructions removed by it in the reasonable exercise of its rights under this Easement.

The real estate affected by the grant of this permanent easement and right of way is described as follows:

That part of Block 1, Van Wie Homesites, a recorded plat in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows:

A twenty (20) foot wide watermain easement over the west twenty (20) feet of the east forty seven (47) feet of Lot 1 and the north one half (1/2) of Lot 2.

P+ 008-03-22 -13-198-000

Register's Office
Racine County, Wis. } SS th
Received for Record 6 day of June A.D. 19 88 at 8:03 o'clock A. M. and recorded in Volume 1916 of Records on page 25-27

Helan M. Schuttlen
Register of Deeds

VOL 1916 PAGE 25

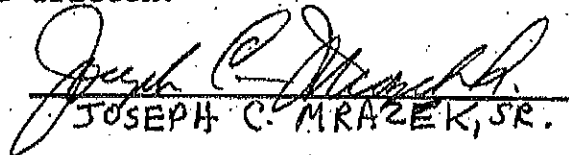
Return: Racine Water Utility 227 City Hall 227 City Hall Racine 53403

3556 06 6 800 1



Grantor warrants that grantor has title to the real estate in fee simple and free and clear of encumbrances, except those presently of record, and will warrant and defend the title.

This Easement shall be binding on and/or inure to the benefit of Grantor, his or her successors and assigns and of Grantee and its successors.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement on the day first above written.



JOSEPH C. MRAZEK, SR.

In the Presence of:

STATE OF WISCONSIN) SS.
RACINE COUNTY

Personally came before me this 14th day
of April, 1988, JOSEPH C. MRAZEK, SR., to me
known to be such person who executed the foregoing instrument.

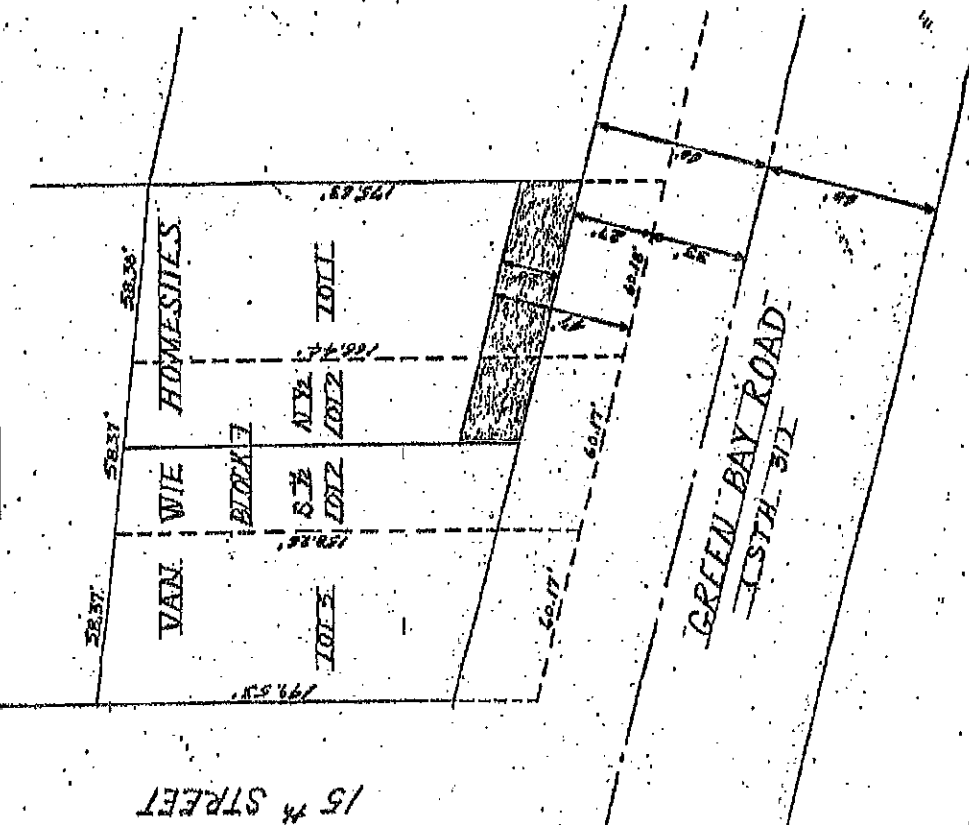

Notary Public, Racine County, Wisconsin
My Commission Expires is permanent

Michael F. Crowley

Drafted by Racine Water Utility



1620'



WATERMAIN EASEMENT

That part of Block 1, Van Wie Homesites, a recorded plat in the Town of W. Pleasant, Racine County, Wisconsin, described as follows:

A twenty (20) foot wide watermain easement over the west twenty (20) feet of the east forty seven (47) feet of Lot 1 and the north one half (1/2) of Lot 2.

Resolution 3-98 dissolving the
Mt. Pleasant Storm Drainage District

Document Title Above

DOC # 2210698

Recorded

Apr. 27, 2009 AT 11:27AM

James A. Ladwig

JAMES A. LADWIG

RACINE COUNTY

REGISTER OF DEEDS

Fee Amount: \$103.00



1035

Return to Name and Address Below

Juliet Edmunds
Village of Mt. Pleasant

6126 Durand Av.

Racine, WI 53406

see attached parcel
listing

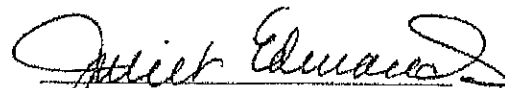
Parcel ID Number(s)

RESOLUTION NO. 3-98

CERTIFICATION

I hereby certify that the foregoing Resolution Establishing the Mount Pleasant Storm Water Utility District and Dissolving the Mount Pleasant Storm Drainage District is a true, correct and complete copy of the Resolution duly and regularly passed by the Town Board of the Town of ^{Village} Mount Pleasant, Racine County, Wisconsin on the 26th day of January, 1998.

Dated this 24th day of April, 2009.



Juliet Edmands, Village Clerk
Village of Mount Pleasant
Racine County, Wisconsin

RESOLUTION 3- 98

RESOLUTION ESTABLISHING THE MT. PLEASANT STORM WATER UTILITY DISTRICT AND DISSOLVING MT. PLEASANT STORM DRAINAGE DISTRICT NO. 1

The Board of Supervisors of the Town of Mt. Pleasant, Racine County, Wisconsin (the "Town Board") do hereby resolve as follows:

WHEREAS, the Town Board has determined that it is in the best interest of the Town of Mt. Pleasant (the "Town") to establish a utility district and dissolve the Mt. Pleasant Storm Water Drainage District No. 1, pursuant to the authority granted by Section 66.072 of the Wisconsin Statutes, and

WHEREAS, the Town Board adopted a preliminary resolution on December 2, 1997 which proposed the creation of a utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 (the "Preliminary Resolution"), and

WHEREAS, a notice of public hearing regarding matters contained in the Preliminary Resolution was posted in three public places in the Town and the proposed utility district on December 18, 1997, mailed to all of the property owners in the Town on December 20, 1997 and published as a Class 1 notice in the Racine Journal Times on January 2, 1998, and

WHEREAS, a public hearing was conducted on January 15, 1998 at the Mt. Pleasant Town Hall regarding matters contained in the preliminary resolution and all interested parties were given the opportunity to offer objections, criticisms, or suggestions regarding the Preliminary Resolution, and

NOW THEREFORE BE IT RESOLVED that pursuant to Sections 60.23 and 66.072 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District (the "Utility District") is hereby established in the area described at Exhibit A, and evidenced by the map at Exhibit B, both attached hereto and made a part hereof, and

BE IT FURTHER RESOLVED that pursuant to Section 66.072(5) of the Wisconsin Statutes, the Mt. Pleasant Storm Water Drainage District No. 1 is hereby dissolved, and

BE IT FURTHER RESOLVED that all assets, liabilities and functions of the Mt. Pleasant Storm Water Drainage District No. 1 are hereby transferred to and assumed by the Utility District, and

BE IT FURTHER RESOLVED that all management and administration of the Utility District shall be administered by the Town Board, or by any officers, boards or commissions of the Town of Mt. Pleasant as the Town Board so delegates, and

page 2

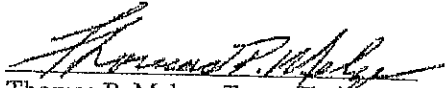
BE IT FURTHER RESOLVED that pursuant to Section 66.068 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District Commission is hereby created and shall be responsible for management and administration of the Utility District, subject to any approval, reporting or other requirements or restrictions imposed by the Town Board, and

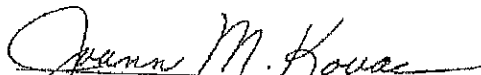
BE IT FURTHER RESOLVED that the Mt. Pleasant Storm Water Utility District Commission shall consist of three (3) Commissioners duly appointed by the Town Board. The initial Commissioners shall serve until their successors are appointed by the Town Board.

Dated this 26th day of January, 1998

Approved:

Attest:


Thomas P. Melzer, Town Chair


Joann M. Kovac, Town Clerk/Treasurer

**NOTICE
TO PROPERTY OWNERS OF THE TOWN OF MT. PLEASANT
WHOSE PROPERTY LIES WITHIN THE PROPOSED
TOWN UTILITY DISTRICT, AND ALL INTERESTED PERSONS**

PLEASE TAKE NOTICE:

A preliminary Resolution has been adopted on December 2, 1997 by the Board of Supervisors of the Town of Mt. Pleasant, proposing the creation of a utility district, pursuant to State Statute 66.072 of the Wisconsin Statutes, for the purpose of supplying storm water sewer service and other allowable utilities to the residents and commercial and business establishments of said proposed utility district. Such preliminary resolution also proposes the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 and assumption of all assets, liabilities, and functions of the Mt. Pleasant Storm Water Drainage District No. 1 by the proposed Utility District.

THE TOWN BOARD OF THE TOWN OF MT. PLEASANT WILL CONDUCT A PUBLIC HEARING ON SUCH PRELIMINARY RESOLUTION AT THE MT. PLEASANT TOWN HALL, 6126 DURAND AVENUE, RACINE, WISCONSIN 53406, ON THE 15TH DAY OF JANUARY, 1998 AT 7:30 PM.

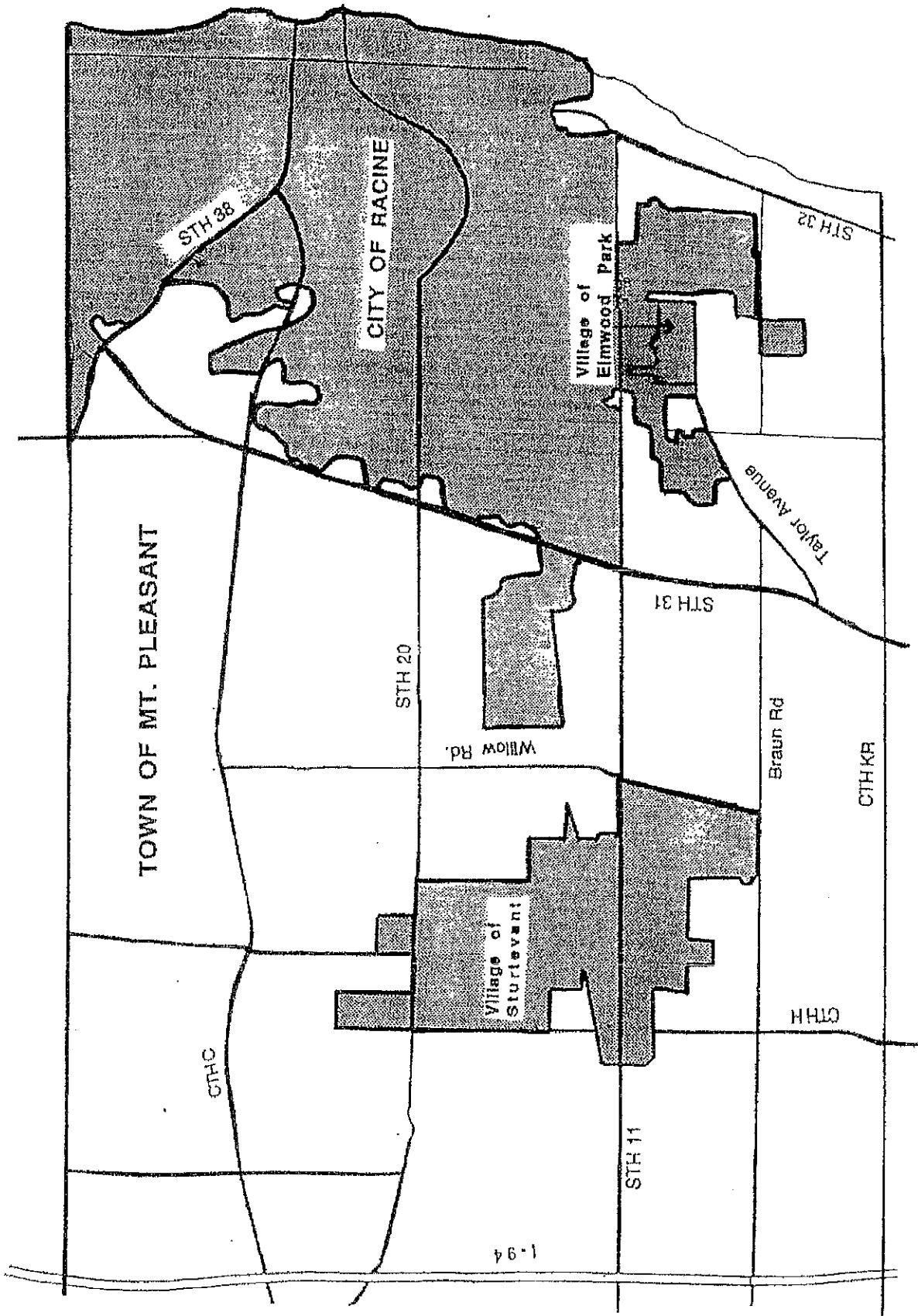
At such hearing all interested persons may be present and offer objections, criticisms or suggestions to the necessity of the proposed utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 as outlined, and to question whether their property will be benefited by the establishment of such a district. In addition, any person wishing to object to the organization of such utility district and the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 may, before the date set for the meeting, file his/her/its objections to the formation of such district with the Town Clerk, Joann M. Kovac, 6126 Durand Avenue, Racine, Wisconsin 53406.

The boundaries of the area to be included within the proposed utility district are as described below and made a part hereof; and a map showing the location thereof is set forth on the back of this notice and made a part hereof.

BY ORDER OF THE TOWN BOARD
Joann M. Kovac, Town Clerk

DESCRIPTION

Begin on the westerly shoreline of Lake Michigan at a point where the South line of section 32, Town 3 North, Range 23 East intersects said westerly shoreline; thence continue westerly along the South lines of Section 32 and 31, Town 3 North, Range 23 East and South lines of Sections 36, 35, 34, 33, 32, and 31, Town 3 North, Range 22 East to the West line of said Section 31 Town 3 North, Range 22 East; thence northerly along the West line of Section 31, 30, 19, 18, 7 and 6, Town 3 North, Range 22 East to the North line of said Section 6, Town 3 North, Range 22 East; thence easterly along the North lines of Sections 6, 5, 4, 3, 2 and 1, Town 3 North, Range 22 East and North line of Sections 6, 5, and 4, Town 3 North, Range 23 East to the westerly shoreline of Lake Michigan, thence south along said westerly shoreline to the point of beginning. Excluding all land within the corporate limits of the City of Racine and Villages of Elmwood Park and Sturtevant.



| | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|
| 3741 151032213087000 | 3742 151032213088000 | 3743 151032213089000 | 3744 151032213090000 | 3745 151032213091000 |
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| 3836 151032213168101 | 3837 151032213168102 | 3838 151032213168103 | 3839 151032213168210 | 3840 151032213168220 |
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| 3881 151032213215000 | 3882 151032213217000 | 3883 151032213218000 | 3884 151032213220000 | 3885 151032213221000 |
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