

TITLE DATA PROVIDED FOR SURVEY

Schedule A

Number	Amount of Insurance	Date of Policy
OWNERS: 0 26953	\$80,000.00	11:20 A.M.
LOAN: L 26953		June 17, 1980

- Name of Insured:
James J. Semradek, Jr. and David B. Hill, as tenants in common.
- The estate or interest in the land described herein and which is covered by this policy is:
Vendee's interest in a Land Contract
- The estate or interest referred to herein is at Date of Policy vested in the insured.
- The land herein described is encumbered by the following mortgage or trust deed, and assignments:

and the mortgage or trust deeds, if any, shown in Schedule B hereof

Commencing at a point in the North line of West Centralia Street in the City of Elkhorn, that is 132 feet West of the West line of South Church Street in said city; thence North 198 feet to a point; thence West 160 feet to a point; thence South 198 feet to a point in the North line of said West Centralia Street; thence East along the North line of said West Centralia Street 160 feet to the point of beginning.

LEGAL DESCRIPTION OF LANDS SURVEYED

This policy valid only if Schedule B is attached.

ALTA OWNERS FORM

Schedule B

Policy Number: 0 26953

Policy Number: C 26953

This policy does not insure against loss or damage by reason of the following:

1. Easements, claims, parties, or persons not shown by the public records.
2. Easements, claims, parties, or persons not shown by the public records.
3. Easements, claims, parties, or persons not shown by the public records.
4. Any loss or claim to which the insured is not entitled by law, and not shown by the public records.

Note: General Exceptions (1) and (4) are hereby deleted.

Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A, and the following exceptions:

- (1) Taxes for the year 1980 and subsequent years.
- (2) Special assessments, if any, payable with the taxes for the year 1980 and subsequent years.
- (3) Deferred assessments, if any, for installation of public improvements or connection thereto, not shown on the tax roll.
- (4) Rights of the public in presently existing streets.
- (5) Terms and conditions contained in a Land Contract executed by Frank G. Meister and Gerald A. Humphrey, each to an undivided one-half interest in common, vendors to James J. Semradek, Jr. and David B. Hill, as tenants in common, vendees for \$80,000.00 dated June 16, 1980 and recorded June 17, 1980 at 11:19 A.M. in Vol. 252 of Records on page 525 as Document No. 59109.

SECURITY TITLE COMPANY OF WALWORTH COUNTY

25 N. WISCONSIN ST., ELKHORN, WI 53121 (414) 723-2929 FAX (414) 723-5251
251 CENTER ST., LAKE GENEVA, WI 53147 (414) 248-1121 FAX (414) 248-6511

#58594 - TITLE SEARCH

SECURITY TITLE COMPANY of Walworth County hereby certifies that the last instruments of record affecting the title to:

Commencing at a point in the North line of West Centralia Street in the City of Elkhorn, that is 132 feet West of the West line of South Church Street in said city; thence North 198 feet to a point; thence West 160 feet to a point; thence South 198 feet to a point in the North line of said West Centralia Street; thence East along the North line of West Centralia Street 160 feet to the point of beginning.

ARE:

Land Contract by and between Frank G. Meister and Gerald A. Humphrey, each to an undivided one-half interest in common, Vendors AND James J. Semradek, Jr. and David B. Hill, as tenants in common, Purchasers, for \$80,000.00, dated June 16, 1980, recorded June 17, 1980 in Volume 252 of Records, page 525 as Document Number 59109.

Quit Claim Deed from David B. Hill to James J. Semradek, Jr., all of his interest in and to a certain Land Contract dated June 16, 1980, and recorded June 17, 1980 in Volume 252, page 525, as Document No. 59109, dated June 12, 1981, recorded June 19, 1981 in Volume 271 of Records on page 162 as Document Number 70154. \$7.30 Transfer Fee.

Personal Representative's Deed from Laura D. Meister as Personal Representative of the Estate of Frank G. Meister a/k/a Frank Gustav Herman Meister, Decedent to Laura D. Meister, dated Jan. 11, 1985, recorded Jan. 18, 1985 in Volume 337 of Records, page 510 as Document Number 111166. "This deed is executed and delivered for the purpose of conveying to the Grantee, in accordance with the terms of the Last Will and Testament of the decedent, his entire undivided one-half Vendor's interest as tenant-in-common in a certain land contract for the sale of the above-described property, dated June 16, 1980, and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on June 17, 1980, as Document #59109, in Volume 252 of Deeds, at pages 525 and 526." (Fee Exempt 1.1).

Subject to easements and restrictions of record, if any.

The taxes have been paid through and including the year 1988 and are shown postponed for the year 1989 in the amount of \$746.00. We do not certify to taxes or special assessments for the year 1990 or to deferred assessments, if any, for installation of public improvements or connection thereto, not shown on the tax rolls. (Tax Key No. YUSW 000530.)

We find no unsatisfied judgments, federal or state tax liens against Frank G. Meister or Gerald A. Humphrey prior to June 17, 1980; David B. Hill prior to June 19, 1981 or James J. Semradek, Jr., prior to date or mechanics liens of record against the premises.

We do not certify to chattel mortgages, conditional sales contracts, financing statements, security agreements or impounded records, if any.

The liability hereunder is expressly limited to One Thousand Dollars.

Dated at Elkhorn, Wisconsin this 15th day of May, 1989.

SECURITY TITLE COMPANY
of Walworth County

CHICAGO TITLE INSURANCE COMPANY

FARRIS, HANSEN & ASSOCIATES, INC.

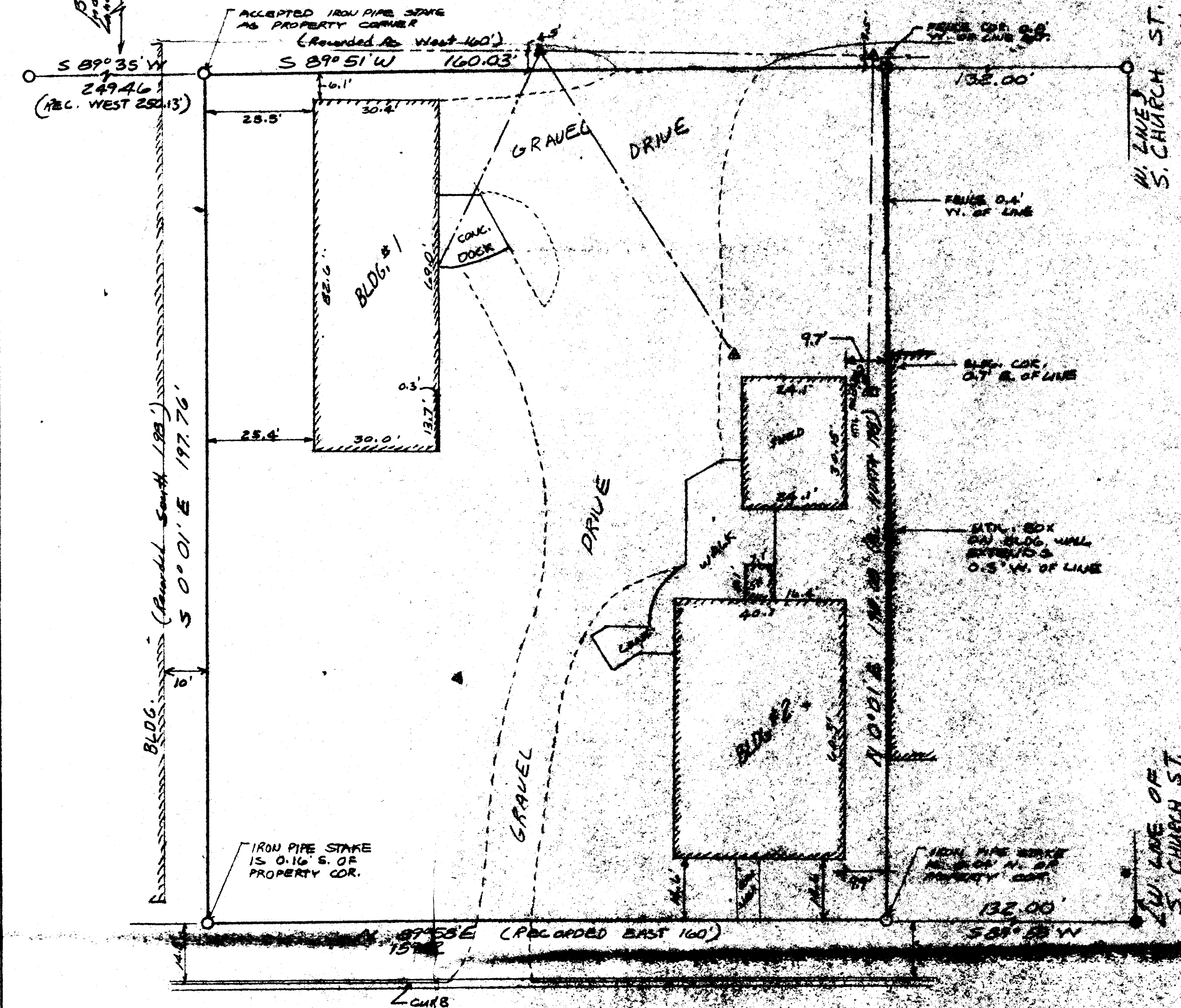
7 RIDGEWAY COURT, P.O. BOX 437
ELKHORN, WISCONSIN 53121

PHONE: (414) 223-2086
FAX: (414) 723-5886

LOCATION: PART NE 1/4 1-2-16
CITY OF ELKHORN
WALWORTH CO., WI.

WORK ORDERED BY: HARRY F. WORTH JR.
FOR: JIM SEMRADEK

MAP LEGEND:
O - IRON PIPE STAKE FOUND
- IRON PIPE STAKE SET
● - IRON ROD STAKE FOUND
● - IRON ROD STAKE SET
- CONCRETE MONUMENT FOUND
(XXXXX) - RECORD DIMENSION
A - UTILITY POLE
- FENCE



Centralia Street

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS BEARING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, EASEMENTS, EMBLEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERE TO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 5/30/91



PLAT OF SURVEY
PARCEL LOCATED IN
NE 1/4 SEC. 1-2-16
CITY OF ELKHORN, WI.

FARRIS, HANSEN & ASSOCIATES, INC.
A. Hansen, Surveyor
7 RIDGEWAY COURT, P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (414) 223-2086
FAX: (414) 723-5886

5/30/91
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