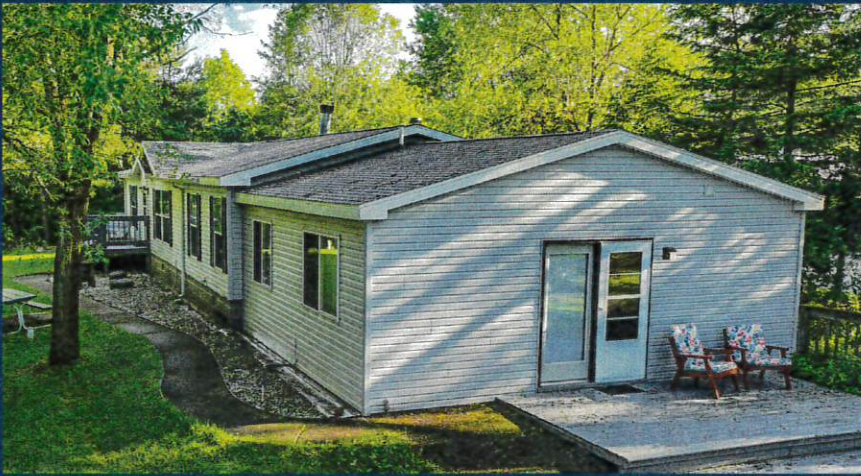


# Riverfront Auction



 **United  
Country  
Real Estate**  
**Auction Services**

***E2335 Barnhart Drive, Waupaca, WI***

- 4 Bedrooms, 3 Bathrooms
- 1.2 Acres on the Crystal River
- Near Red Mill & Nelson Park

***ONLINE AUCTION***  
***at HIBID.COM***



***BIDDING ENDS***

**Wednesday, July 3, 2024  
5PM CST**

 **United  
Country  
Real Estate**

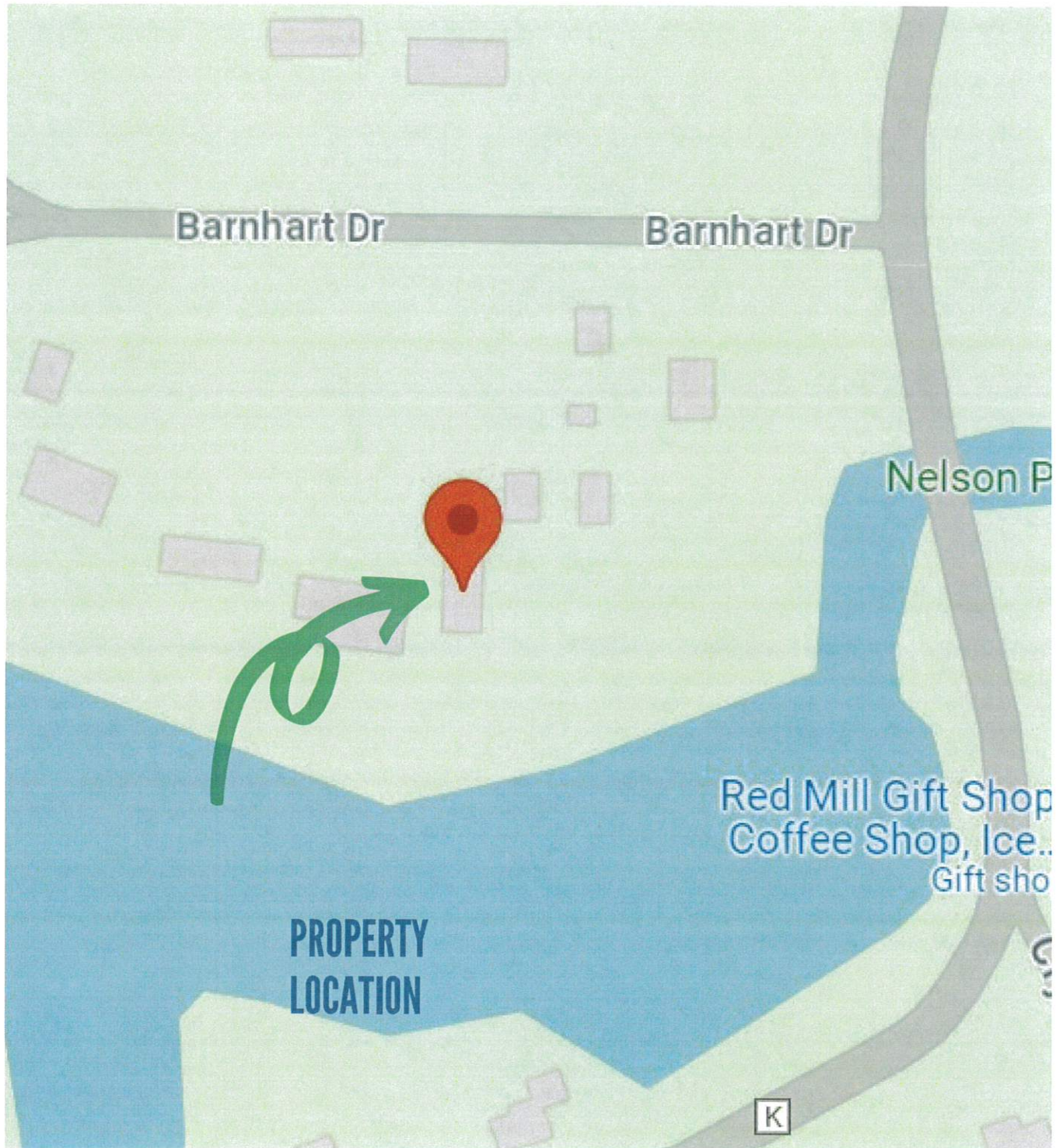
**Udoni & Salan  
Realty Group**

***UNITEDWAUPACA.COM***

***Jeff Dolski 715-935-0545***

***Auctioneer No. 3112-52***

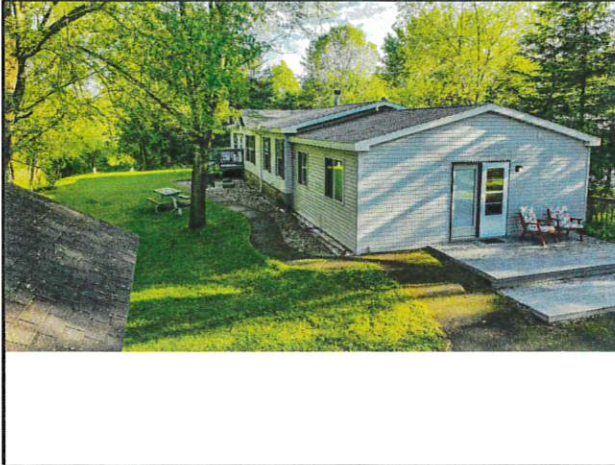
# Property Location



## Customer Full Report

Residential  
50292626

Active-No Offer

E2335 BARNHART Drive Town of Dayton  
WAUPACA, WI 54981List Price \$200,000  
06/10/2024 09:49 AM

|                        |                     |                         |               |             |   |              |     |               |   |
|------------------------|---------------------|-------------------------|---------------|-------------|---|--------------|-----|---------------|---|
| Finished Beds:         | 4                   | Full Baths:             | 3             | Half Baths: | 0 | Total Baths: | 3.0 | Total # Cars: | 3 |
| County                 | Waupaca             | Building Type           | 1 Story       |             |   |              |     |               |   |
| Tax Municipal Sub-Area | None                | Garage 1 Type           | Detached      |             |   |              |     |               |   |
| SchDist                | Waupaca             |                         | -NonTandem    |             |   |              |     |               |   |
| Subdivision            |                     | Garage 1 # cars         | 3 or 3.5 Cars |             |   |              |     |               |   |
| Tax Net Amt            | \$1,957.00          | Grg Dim                 |               |             |   |              |     |               |   |
| Tax Yr                 | 2023                | Garage 2 Type           | None          |             |   |              |     |               |   |
| TaxID                  | 03-01-72-1          | Garage 2 # cars         |               |             |   |              |     |               |   |
| Assessments Total      |                     | Grg 2 Dim               |               |             |   |              |     |               |   |
| Assessment Year        |                     | Deeded Access           | No            |             |   |              |     |               |   |
| Special Assessments    |                     | Restrictive Covenant(s) | Unknown       |             |   |              |     |               |   |
| Age Est (Pre2017)      |                     | Flood Plain             | No            |             |   |              |     |               |   |
| Year Built Est         | 1990                | Hobby Farm              | No            |             |   |              |     |               |   |
| Source-Year Built      | Assessor/Public Rec | Zero Lot Line           | No            |             |   |              |     |               |   |
| Water Frontage         | Yes                 | HOA Annual Fee          |               |             |   |              |     |               |   |
|                        |                     | Assoc Fee-Annual        |               |             |   |              |     |               |   |



| Description              | Data  | Data Source            | Description        | Data | Data Source            | New Construction Info      |
|--------------------------|-------|------------------------|--------------------|------|------------------------|----------------------------|
| SQFT Fin Above Grade Est | 1,592 | Assessor/Public Record | Acres Est          | 1.20 | Assessor/Public Record | Completed New Construction |
| SQFT Fin Below Grade Est | 0     | Assessor/Public Record | Lot Dimensions Est |      |                        | Under Construction         |
| SQFT Total Fin Abv & Blw | 1,592 | Assessor/Public Record | Lot SQFT Est       |      |                        | To be built w/Lot          |
|                          |       |                        |                    |      |                        | Est Completion Date        |
|                          |       |                        |                    |      |                        | Builder Name               |

Water Body Name Crystal River  
 Water Type River  
 Est Water Frontage 100  
 Source-Water Frontage Assessor/Public Record  
 Water Features - Others? No

| Room            | DIM   | LVL  | Room       | DIM | LVL | RM TYPE | Room              | DIM   | LVL  | Baths | Full | Half |
|-----------------|-------|------|------------|-----|-----|---------|-------------------|-------|------|-------|------|------|
| Living/Great Rm | 20x13 | Main | Other Rm 1 |     |     |         | Bedroom 1/Primary | 13x12 | Main | Upper |      |      |
| Family Room     | 23x10 | Main | Other Rm 2 |     |     |         | Bedroom 2         | 10x12 | Main | Main  | 3    |      |
| Formal Dining   |       |      | Other Rm 3 |     |     |         | Bedroom 3         | 13x13 | Main | Lower |      |      |
| Kitchen         | 10x13 | Main | Other Rm 4 |     |     |         | Bedroom 4         | 12x9  | Main |       |      |      |
| Dining Area     | 10x9  | Main | Unfin Rm 1 |     |     |         | Bedroom 5         |       |      |       |      |      |
|                 |       |      | Unfin Rm 2 |     |     |         |                   |       |      |       |      |      |
|                 |       |      | Unfin Rm 3 |     |     |         |                   |       |      |       |      |      |

**Directions** From Waupaca, South on Hwy 22, left (south) on Hwy K, Right on Barnhart to E2335 on the left.

**RemarksPub** An online auction on this Crystal River Property runs 6/10-7/3, 5PM. 4 bed, 3 bath river retreat located near Red Mill & Nelson Park! 100ft of frontage on the Crystal River! All buyers must register & accept ALL TERMS & CONDITIONS before being approved by Auctioneer to bid. All bidding will take place online through the Hi-Bid auction app. Property sold As Is, Where Is. Seller confirmation of highest bid within 24hrs of auction ending. When confirmed the high bidder will be directed to write an offer with no contingencies within 24 hours. Property has been pre-inspected for your bidding confidence. Buyer to do all testing/inspections before the end of auction at Buyer's expense. Preview dates: 6/15 (10AM-12PM), 6/18 (4PM-6PM) & 6/30 (1PM-3PM). Stated list price is the opening minimum bid.

**Inclusions** All Appliances included in the sale. (Dishwasher & Washer need to be fixed.) High Speed Internet & Cable available, not hooked up to home.

**Exclusions**

**ZONING** Residential  
**HEATING FUEL TYPE** Natural Gas  
**HEATING/COOLING** Central A/C, Forced Air  
**WATER** Private Well  
**WASTE** Conventional Septic  
**EXTERIOR FINISH** Vinyl  
**FOUNDATION** Block, Slab  
**GARAGE** Detached  
**LOWER LEVEL** Crawl, None  
**DRIVEWAY** Garage # 1-Blacktop, Garage # 2-None  
**FIREPLACES** Gas, 1 Fireplace

**LOT DESCRIPTION** Rural - Not Subdivision, Wooded  
**EXTERIOR MISC INCLUDED** Deck, Storage Shed  
**INTERIOR MISC INCLUDED** At Least 1 Bathtub, Skylight, Split Bedroom, Walk-In Closet  
**PRIMARY BD/BATH FEATURES** Primary Bath 1st Fl, Primary Bath Full, Primary Bed 1st Floor, Primary Tub/Shower, Primary Walk-in Closet, Primary Walk-in Shower  
**APPLIANCES INCLUDED** Dishwasher, Dryer, Oven/Range, Refrigerator, Washer  
**ARCHITECTURE** Ranch, Manufacture/Mobile w/Land  
**DOCUMENTS ON FILE** Seller Condition Report, SA Aerial Map, Other Documents  
**TERMS INFORMATION** Auction

Prepared by:

Lori J Verhalen  
 United Country-Udoni & Salan Realty  
 120 E Badger St  
 Waupaca WI 54981-  
 lori@unitedwaupaca.com  
 CELL: 715-412-2180  
 Office: 715-258-8800  
 21200  
 102866



Days On Market 0  
 Electronic Consent Yes  
 LicInt No

Comm-Sub Agent 2  
 Comm-Sub Agent \$/% %  
 Comm-Buyer Broker 2  
 Comm-Buyer Broker \$/% %  
 Selling Price  
 Close Date  
 Type Of Sale  
 Financing Type  
 Seller Concession Amount  
 Misc Closed Info  
 Buyer Inducements  
 Misc Closed Info 2

Listed by: 21200 102866 United Country-Udoni & Salan Realty  
 Co-Listed by:  
 Sold By:

Information provided for general information only; if material should be verified by user or qualified expert. \*Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Listing broker's offer of compensation is made only to participants of the RANW MLS and participants in WIREX. Equal Housing Opportunity Listing, 2024 COPYRIGHT RANW MLS

**United Country Udoni & Salan Realty Group  
& Auction Services  
120 E Badger St. Waupaca, WI 54981  
715-258-8800**

**REAL ESTATE AUCTION TERMS AND CONDITIONS  
With Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located : E2335 Barnhart Drive, Dayton, WI 54981. These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

**United Country Udoni & Salan Realty Group** ("Auctioneer") has been appointed by Rob N Richardson and Susan J Richardson ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

**CONTRACTS:**

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

**DEPOSITS:**

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5000. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company. Wire transfer is subject to a \$25.00 fee.

**BUYER'S PREMIUM:**

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. **REAL ESTATE CLOSING:**

Buyers must close all sale of real property on or before 08/02/2024. Time is of the essence. The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

**CONDITION OF SALE:**

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

**AGENCY AND CONDUCT OF AUCTION:**

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

**RIGHTS:**

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Udoni & Salan Realty Group may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Udoni & Salan Realty Group or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

**JURISDICTION:**

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the

State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Waupaca County, Wisconsin.

**ADDITION TO OR WITHDRAWAL FROM SALE:**

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

**INSPECTIONS:**

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

**REPRESENTATIONS:**

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

**REAL ESTATE BUYER'S AGENTS:**

Real estate agents who register as buyer's agents will qualify for a 2 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours prior to bidding.

**TITLE INSURANCE:**

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

**FINANCING:**

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

**ENVIRONMENTAL DISCLAIMER:**

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

**ADDENDA:**

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda to Terms and Conditions Relating to Online Only Auction

---

**AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION**

**ADVERTISEMENTS**

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING  
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR  
TITLE DEED**

**ACCEPTANCE OF TERMS AND CONDITIONS:**

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

## **Addenda to Terms & Conditions Relating to Online Only**

**Auction** E2335 Barnhart Dr. Waupaca, WI 54981

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**To Register:** Bidders will register, and purchase property(s) as follows:

**Bidders:** Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

**Terms of Purchase:** 10% Buyers fee added to high bid price to determine total contract price. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 nonrefundable down payment along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before 08/02/2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller, \$5,000 nonrefundable down payment will be credit on the closing statement to be signed by buyer(s) and seller(s). High Bid Subject to Seller confirmation within 48 hrs of midnight the day of the auction. Closings to take place at Knight Barry Title Services, Waupaca County.

**Inspections/Condition:** Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

**Property will be offered as follows:** Property will be offered in the following In an online only auction with a soft close. 10% Buyers fee added to high bid price to determine total contract price. High Bid Subject to Seller confirmation within 48 hrs of midnight the day of the auction, \$5,000 nonrefundable down payment due within 24hrs of delivery of Sellers approval of High Bid. Property is sold as is with no warranties. Closing to be on or before 08/02/2024.

**Broker Participation:** Auction Company to pay 2% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 24hrs prior to auction. Email [jeff@unitedwaupaca.com](mailto:jeff@unitedwaupaca.com) Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

**All announcements:** made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated 06/10/2024.

This addenda is dated: \_\_\_\_\_

Bidders Signature(s)

Name Printed\_\_\_\_\_

Name Printed\_\_\_\_\_

5/3/2024

# Waupaca County

## real estate tax record

Parcel: 03 01 75 10 All Years Due: \$0.00 Parent(s): 03 01 72 1

[Map](#)
[Zoning Info](#)
[Search Again](#)
**LOCATION INFORMATION**

**Owner Name** Richardson Family Trust Rob N & Susan J  
**Mailing Address** Po Box 85206  
**City, State** Racine WI  
**Zip Code** 53408-0000  
**Deed Of Record** 727821

**Parcel Number** 03 01 75 10  
**Municipality** Town Of Dayton  
**Property Address** E2335 Barnhart Dr

**LOCATION DATA**

| Town | Range | Section | Q / Q   | Gov. Lot |
|------|-------|---------|---------|----------|
| 21   | 11    | 1       | NW / SE |          |
| 21   | 11    | 1       | SW / SE |          |

**PROPERTY DESCRIPTION (As of last tax bill issued)**

**Legal Description** SEC1 T21N R11E LT10 ASSESSORS PLAT OF LITTLE HOPE | V175P370 V270P205 V498P233 V507P233 V547P407 V694P767 V869P34 V955P207 1.21A M/L

**ASSESSMENTS - Based on: 2023**

|                         | Acres | Land     | Imp       |
|-------------------------|-------|----------|-----------|
| 1.Residential           | 1.21  | \$66,300 | \$117,500 |
| <b>Assessed Totals:</b> | 1.21  | \$66,300 | \$117,500 |

Total acreage: 1.21

**ASSESSMENT INFORMATION**

|                   | 2023      | 2022      | 2021      | 2020      | 2019      | 2018      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Land Value        | \$66,300  | \$24,100  | \$24,100  | \$24,100  | \$24,100  | \$24,100  |
| Improve Value     | \$117,500 | \$103,000 | \$103,000 | \$103,000 | \$103,000 | \$103,000 |
| Total Value       | \$183,800 | \$127,100 | \$127,100 | \$127,100 | \$127,100 | \$127,100 |
| Fair Market Value | \$187,600 | \$185,000 | \$156,300 | \$139,800 | \$139,800 | \$138,400 |
| Fair Market Ratio | 0.979861  | 0.686905  | 0.813423  | 0.908966  | 0.908951  | 0.918284  |

**RE TAX INFORMATION**

|                   | 2023       | 2022       | 2021       | 2020       | 2019       | 2018       |
|-------------------|------------|------------|------------|------------|------------|------------|
| Net General Tax   | \$1,957.13 | \$2,241.77 | \$2,166.81 | \$2,036.13 | \$2,078.10 | \$2,461.52 |
| Total Spec Assess | \$5.00     | \$5.00     | \$5.00     | \$5.00     | \$5.00     |            |
| Total Spec Taxes  |            |            |            |            |            |            |

|                        |          |          |          |          |          |          |
|------------------------|----------|----------|----------|----------|----------|----------|
| <b>Total Net Taxes</b> | 1,962.13 | 2,246.77 | 2,171.81 | 2,041.13 | 2,083.10 | 2,461.52 |
|------------------------|----------|----------|----------|----------|----------|----------|

|                       |            |            |            |            |            |            |
|-----------------------|------------|------------|------------|------------|------------|------------|
| <b>Principal Paid</b> | \$1,962.13 | \$2,246.77 | \$2,171.81 | \$2,041.13 | \$2,083.10 | \$2,461.52 |
| <b>Interest Paid</b>  |            |            |            |            |            |            |

**Principal Due**  
**Interest Due**  
**Spec.d Fees Due**

**Total Due**

**Installment 1:** \$983.57  
**Installment 2:** \$978.56

**Information Only:**

|                     | 2023    | 2022    | 2021    | 2020    | 2019    | 2018    |
|---------------------|---------|---------|---------|---------|---------|---------|
| First Dollar Credit | \$45.08 | \$47.95 | \$53.37 | \$53.30 | \$56.69 | \$75.92 |
| Lottery Credit      | \$0.00  | \$0.00  | \$0.00  | \$0.00  | \$0.00  | \$0.00  |

**TAXING DISTRICT INFORMATION**

**School District** 6195 - WAUPACA  
**Vocational District** 1200 - FOX VALLEY TECH. COLLEGE

**SPECIAL ASSESSMENT INFORMATION**

|             |                  |        |
|-------------|------------------|--------|
| <b>2023</b> | SEPTIC MAINT FEE | \$5.00 |
| <b>2022</b> | SEPTIC MAINT FEE | \$5.00 |
| <b>2021</b> | SEPTIC MAINT FEE | \$5.00 |
| <b>2020</b> | SEPTIC MAINT FEE | \$5.00 |
| <b>2019</b> | SEPTIC MAINT FEE | \$5.00 |

**REAL ESTATE TAX PAYMENTS**

| Tax Year    | Date       | Principal | Interest | Lottery Credit | Fees | Receipt |
|-------------|------------|-----------|----------|----------------|------|---------|
| <b>2023</b> | 12/15/2023 | 1,962.13  |          |                |      | 154693  |
| <b>2022</b> | 12/13/2022 | 2,246.77  |          |                |      | 380533  |
| <b>2021</b> | 12/16/2021 | 2,171.81  |          |                |      | 369454  |
| <b>2020</b> | 12/18/2020 | 2,041.13  |          |                |      | 353374  |
| <b>2019</b> | 12/18/2019 | 2,083.10  |          |                |      | 316704  |
| <b>2018</b> | 12/10/2018 | 2,461.52  |          |                |      | 296032  |

**SALES DATA**

| Date      | Document | Amount  | SAT/LC | Size      | Split | Related |
|-----------|----------|---------|--------|-----------|-------|---------|
| 7/27/2006 | 727821   | 170,500 |        | 100 X 342 |       |         |
| 7/27/2006 | 727821   | 170,500 |        | 100 X 342 |       |         |
| 9/13/1999 | 599210   | 28,500  |        | 100 X 342 |       |         |
| 7/31/1997 | 561833   |         |        |           |       |         |

**DOCUMENTS**

| Document | Exception Description | Date     | History                 |
|----------|-----------------------|----------|-------------------------|
| 860416   | QUIT CLAIM DEED       | 03/15/18 | RecordEASE Web Required |
| 857554   | QUIT CLAIM DEED       | 11/22/17 | RecordEASE Web Required |
| 854899   | SUBDIVISION PLAT MAP  | 08/29/17 | RecordEASE Web Required |
| 727821   | ** WARRANTY DEED      | 07/27/06 | 727821                  |

**Payment Receipts (prints best using Chrome)**

- 2023 Payments
- 2022 Payments
- 2021 Payments
- 2020 Payments
- 2019 Payments
- 2018 Payments

**Tax Bills**

- 2023 Tax Bill
- 2022 Tax Bill
- 2021 Tax Bill
- 2020 Tax Bill
- 2019 Tax Bill
- 2018 Tax Bill



Map Data Sources —&gt; Waupaca County Land Information



**ATTENTION!**

GISTAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAIMU COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVISE TO CONFIRM AND INSURE ACCURACY OF A GIVEN PARCEL DESCRIPTION.

5/6/2024, 9:11:13 AM

[To Order Maps Or To Report A Problem Visit...](#)

### Map Key

### Addresses / Points of Interest

## Historic Lot Lines

## New Parcel Numbers

- CSM-Plat of Survey

## Historic Lot Lines

Parcel Changes (Splits-Combos etc)

Parcel Numbers / Owner Names

### Meander Line

### Meander Line

## Parcel Boundaries

Tie Bar

**DISCLAIMER**

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT \_\_\_\_\_  
E2335 Barnhart Drive \_\_\_\_\_ IN THE \_\_\_\_\_  
(CITY) (VILLAGE) (TOWN) OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
Dayton \_\_\_\_\_ STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF May \_\_\_\_\_ (MONTH) 19th \_\_\_\_\_ (DAY), 2024 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

**NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS**

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

**A. OWNER'S INFORMATION**

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

**B. STRUCTURAL AND MECHANICAL**

- |   | YES                      | NO                                  | N/A                                 |
|---|--------------------------|-------------------------------------|-------------------------------------|
| B1. Are you aware of defects in the roof?<br>Roof defects may include items such as leakage or significant problems with gutters or eaves.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B2. Are you aware of defects in the electrical system?<br>Electrical defects may include items such as electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?<br>Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?<br>Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?<br>Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?<br>NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?<br>Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B8. Are you aware of defects in any structure on the property?<br>Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?<br>Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or other items affixed to or closely associated with the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B12. Explanation of "yes" responses   |                          |                                     |                                     |

**C. ENVIRONMENTAL**

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property?<br>NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations?                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C8. Explanation of "yes" responses   |                          |                                     |                          |

**D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS**

- |   | YES                      | NO                                  | N/A                                 |
|---|--------------------------|-------------------------------------|-------------------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?<br>Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D2. Are you aware of a joint well serving the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D3. Are you aware of a defect related to a joint well serving the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?<br>Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?<br>Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D9. Are you aware of defects in an "LP" tank on the property?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D10. Explanation of "yes" responses   |                          |                                     |                                     |

**E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.**

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware that remodeling was done that may increase the property's assessed value?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| E3. Are you aware of pending special assessments?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E8. Explanation of "yes" responses   |                          |                                     |                          |
|  |                          |                                     |                          |

### F. LAND USE

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F3. Are you aware of any zoning code violations with respect to the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F5. Are you aware of nonconforming uses of the property?<br>A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F6. Are you aware of conservation easements on the property?<br>A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F7. Are you aware of restrictive covenants or deed restrictions on the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. <i>Other than public rights of ways</i> , are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit <a href="https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx">https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx</a> or (608) 266-2486. |                          |                                     |                          |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement?<br>Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.<br>Visit <a href="https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx">https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx</a> for more information.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?<br>Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping.<br>Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware there is not legal access to the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <a href="http://dnr.wi.gov/topic/waterways">http://dnr.wi.gov/topic/waterways</a> for more information.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F17m. Are you aware of a written agreement affecting riparian rights related to the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F17n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?<br><i>Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.</i>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F18. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or <a href="http://www.wihist.org/burial-information">www.wihist.org/burial-information</a> ).  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F19. Explanation of "yes" responses  |                          |                                     |                          |

### G. ADDITIONAL INFORMATION

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G4. Are you aware of other defects affecting the property?<br>Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G4m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)<br>Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

G5. The owner has owned the property for 18 years.

G6. The owner has lived in the property for 18 years.

G7. Explanation of "yes" responses

The gas fire place has not been used so can not confirm condition. The washing machine will remain but isn't functioning. The dishwasher will remain but hasn't been used so can't confirm condition.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

### OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

|       |                           |   |      |                   |
|-------|---------------------------|---|------|-------------------|
| Owner | <i>Rob N Richardson</i>   | dotloop verified<br>05/20/24 3:17 PM CDT<br>E2E-AWMC-3EAD-287G  | Date | <u>05/20/2024</u> |
| Owner | <i>Susan G Richardson</i> | dotloop verified<br>05/20/24 4:00 PM CDT<br>28WZ-ANFZ-3VQJ-30VB | Date | _____             |
| Owner | _____                     |   | Date | _____             |
| Owner | _____                     |   | Date | _____             |
| Owner | _____                     |   | Date | _____             |

### CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

|        |       |       |       |      |       |
|--------|-------|-------|-------|------|-------|
| Person | _____ | Items | _____ | Date | _____ |
| Person | _____ | Items | _____ | Date | _____ |
| Person | _____ | Items | _____ | Date | _____ |

### BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

|                   |       |      |       |
|-------------------|-------|------|-------|
| Prospective buyer | _____ | Date | _____ |
| Prospective buyer | _____ | Date | _____ |
| Prospective buyer | _____ | Date | _____ |
| Prospective buyer | _____ | Date | _____ |
| Prospective buyer | _____ | Date | _____ |

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

# Top Notch Home and Foundation Inspections

6/5/2024 4:09:14 PM

920-716-8395

E2335 Barnhart Dr.  
Page 17 of 21

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Grading: Negative slope - All grading on the exterior of the house should have a minimum slope of one inch per foot for the first four feet away from the foundation. A 5-10 mil plastic should then be installed on top covered with stones or mulch for aesthetics. This will help direct water away from the house to help lower the chance of water from entering the basement and reduce hydrostatic pressure on the foundation walls the future. Lack of maintenance on the exterior grading and gutters is the number one cause of foundation problems.



### Exterior

2. Trim: Aluminum/Vinyl/Wood - Wood rot damage present



3. Soffits/Fascia Aluminum - Dents noted



4. Entry Doors: Metal/Wood - Surface laminate cracking and peeling. Water damaged

# Top Notch Home and Foundation Inspections

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920-716-8395

E2335 Barnhart Dr.  
Page 18 of 21

## Exterior (Continued)

Entry Doors: (continued)



5. Windows: Vinyl - Loose molding, past putty repair  
Windows some/all still original from when the building was built. It may be desirable to replace all old windows



## Roof

6. Gutters/Downspouts Aluminum/Metal - Recommend adding gutters to help keep water away from the structure and lowering the chance of foundation and/or water damage



## Garage

7. Detached Garage Roof: Asphalt shingle - Roof near end of useful life with higher percentage of granulars missing. Roof may need to be replaced in the next five years.



# Top Notch Home and Foundation Inspections

6/5/2024 4:09:14 PM

920-716-8395

E2335 Barnhart Dr.  
Page 19 of 21

## Marginal Summary (Continued)

### Living Space

8. Dining Room Living Space Windows: Vinyl - The counter balance mechanism is broken/not hooked up. Chips, flacking inside layers of glass.  
Windows some/all still original from when the home was built. It may be desirable to replace all old windows



9. Living Room Living Space Windows: Vinyl - The counter balance mechanism is broken/not hooked up  
10. Guests Living Room Living Space Ceiling/Walls Paint - This area of the home is built on a poured slab. Staining present from possible exterior moisture coming in. Recommend improving exterior grade to keep all water away from home



### Bedroom

11. SE Bedroom Windows: Vinyl - The counter balance mechanism is broken/not hooked up

### Electrical

12. Smoke/C.O. detectors Present in some areas - Recommend C.O and smoke detectors be present on every level of the home

# Top Notch Home and Foundation Inspections

6/5/2024 4:09:14 PM

920-716-8395

E2335 Barnhart Dr.  
Page 20 of 21

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

1. Skylights: Insulated glass - Fogging present in the glass due to broken seal



### Garage

2. Detached Garage Electrical: 110 VAC & 110 VAC GFCI - At the time this garage was built proper code would have been all outlet should be GFCI protected

### Kitchen

3. 1st Floor Kitchen Dishwasher: General Electric - Properly secure to counter/base cabinets  
The dishwasher made strange noises when turning on, so it was not tested. Recommend repair



### Fireplace

4. Living Room Fireplace Fireplace Construction: Prefab - The fireplace would not fire at the time of the inspection. Recommend verifying with the sellers that it works, or recommend repair



# Top Notch Home and Foundation Inspections

6/5/2024 4:09:14 PM

920-716-8395

E2335 Barnhart Dr.  
Page 21 of 21

## Defective Summary (Continued)

### Laundry Room

---

5. 1st Floor Laundry Room/Area Washer/Dryer General Electric - The washing machine would not work at the time of the inspection. Recommend verifying that it works, or recommend repair





1990 Prospect Ct., Appleton, WI 54914 \* 800-801-7590

LORI VERHALEN  
120 E BADGER STREET  
WAUPACA, WI 54981

Home Owner ROB RICHARDSON  
Well ID/Address E2335 BARNHART DR  
Well City WAUPACA, WI 54981  
Sample Location BATHROOM TAP  
Lab # 643671  
Collected By/Date LORI VERHA 6/5/2024

Report Date 07-Jun-24

| Analyte  | Result        | Units | LOD  | LOQ  | Dil | Dig | Date     | Run Date | Mthd | Analyst | QC Code |
|--|---------------|-------|------|------|-----|-----|----------|----------|------|---------|---------|
| <b>Inorganic</b>   |               |       |      |      |     |     |          |          |      |         |         |
| General  |               |       |      |      |     |     |          |          |      |         |         |
| <b>Nitrate Nitrogen</b>  | 1.79          | mg/l  | 0.08 | 0.27 | 1   |     | 6/7/2024 | 4500F    | MO   |         | 1       |
| NITRATE (as NO <sub>3</sub> +NO <sub>2</sub> )...A small amount of nitrate may be natural; however, elevated levels are an indication of nutrients entering the groundwater due to human activity. The maximum contaminant level set by the EPA is 10 mg/L (part per million).                       |               |       |      |      |     |     |          |          |      |         |         |
| <b>Metals</b>  |               |       |      |      |     |     |          |          |      |         |         |
| <b>Arsenic, Total</b>  | 0.8           | ug/l  | 0.8  | 2.7  | 1   |     | 6/7/2024 | 3113B    | AS   |         | 1       |
| (as total As) Elevated arsenic levels are believed to cause skin cancer, and blood and nervous system disorders. The EPA and the WI DNR consider levels above 10 ug/L (parts per billion) in drinking water harmful.   |               |       |      |      |     |     |          |          |      |         |         |
| <b>Organic</b>   |               |       |      |      |     |     |          |          |      |         |         |
| Coliform and E-coli Bacteria   |               |       |      |      |     |     |          |          |      |         |         |
| <b>E-coli</b>  | None Detected | mpn   | 1    | 1    | 1   |     | 6/7/2024 | 9223B    | JM   |         | 1       |
| E-COLI BACTERIA - Found in human and animal waste. The presence of E-coli is an indication of septic contamination, barnyard runoff, or another direct source of waste entering the drinking water system.   |               |       |      |      |     |     |          |          |      |         |         |
| RESULT- ABSENT - No E-coli bacteria were detected in this sample.  |               |       |      |      |     |     |          |          |      |         |         |
| <b>Coliform</b>  | None Detected | mpn   | 1    | 1    | 1   |     | 6/7/2024 | 9223B    | JM   |         | 1       |
| COLIFORM BACTERIA...Coliform bacteria are very common in the open environment. They can be found in the soil and in surface water. However, any detection of coliform bacteria colonies in drinking water is unnatural.  |               |       |      |      |     |     |          |          |      |         |         |
| RESULT - Coliform bacteria were ABSENT in this sample. No Coliform bacteria were found in this sample. NOTE: The absence of bacteria does not necessarily mean that other pollutants are not present in the water. If you are concerned about other contaminants, further testing will be necessary. |               |       |      |      |     |     |          |          |      |         |         |

LOD Limit of Detection

None Detected = Result was less than the LOD

LOQ Limit of Quantitation

Code

Comment

1

All laboratory QC requirements were met for this sample.

Laboratory Director

Matthew Stone

Please visit our website at [www.cleanwatertesting.com](http://www.cleanwatertesting.com)

WI DNR Lab Certification # 445126660

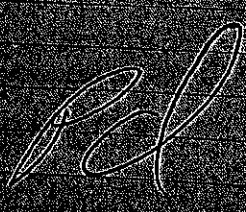
EPA ID# WI 00063

WI Dept of Ag Lab ID # 152673-D3

Page 1 of 1

# TREBCO SERVICES LLC

P.O. BOX 191  
AMHERST JUNCTION, WI 54407  
(715) 341-7247 (715) 824-5220

|   |                     |       |        |         |            |
|---|---------------------|-------|--------|---------|------------|
| CUSTOMER'S NAME   |                     | PHONE |        | DATE    |            |
| Bob Richardson  |                     |       |        | 5-28-21 |            |
| E 2335 Birchwood  |                     |       |        |         |            |
| Wauwatosa, WI 54981   |                     |       |        |         |            |
| SOLD BY   | CASH                | COD   | CHARGE | ON ACCT | MOSEFRETID |
|   |                     |       | X      |         |            |
| CITY  | DESCRIPTION         |       |        | PRICE   | AMOUNT     |
|   | Cameo Septic system |       |        | 315     | 315        |
|   | 8' wide diameter    |       |        |         |            |
|  |                     |       |        | TAX     |            |
|   |                     |       |        | TOTAL   | 315        |

Thank You



## Property Information

**Parcel Number:**

03 01 75 10

**Physical Address:**E2335 BARNHART DR  
, 54981**Municipality:**

Dayton, Town of

**Owner Name:**ROB N & SUSAN J RICHARDSON  
FAMILY TRUST  
PO BOX 85206  
RACINE, WI 53408-0000**Legal Description:**SEC1 T21N R11E LT10 ASSESSORS  
PLAT OF LITTLE HOPE | V175P370  
V270P205 V498P233 V507P233  
V547P407 V694P767 V869P34  
V955P207 1.21A M/L**Land Use:**

Residential

**Date of Inspection:**

9/24/2014

**Neighborhood:** 05 - Other Lakes & River 2 - Dayton**Property Photograph:****Property Sketch:**

The sketch for this property has not yet been processed.

Parcel Sketch and Site Map obtained from the County GIS

**Building Description:** 03 01 75 10- 1

|  |   |
|--|---|
| <b>Year Built:</b> 1/1/1990<br><b>Building Type/Style:</b> 21-Manufactured<br><b>Story Height:</b> 1.00<br><b>Grade:</b> C-<br><b>CDU/Overall Condition:</b> Average<br><b>Interior Condition:</b> Same<br><b>Kitchen Condition:</b> Average<br><b>Bath Condition:</b> Average | <b>Exterior Wall:</b> 04-Alum/Vinyl<br><b>Bedrooms:</b> 3<br><b>Full Baths:</b> 2<br><b>Half Baths:</b> 0<br><b>Room Count:</b> 6<br><b>Basement Description:</b> Crawl<br><b>Heating:</b> Air Conditioning - Same Ducts<br><b>Type of Fuel:</b> Gas<br><b>Type of System:</b> Warm Air |
| <b>Square Footage / Attachments:</b>   |   |
| <b>Finished Basement Living Area:</b> 0<br><b>First Story:</b> 1,592   | <b>Total Living Area:</b><br>1,592  |
| <b>Attachment Description(s):</b><br>31-WD   | <b>Area:</b><br>144   |
| <b>Feature Description(s):</b><br>05-Metal Fireplace   | <b>Area:</b><br>1   |
| <b>Detached Improvement: 03 01 75 10-03 01 75 10-03-01-75-10-03-01-75-10-2</b>   |   |
| <b>Detached Improvement Type:</b> RS1-Frame Utility Shed<br><b>Year Built:</b> 1/2/9999<br><b>Height:</b>  | <b>Detached Improvement Class:</b> A-Residential<br><b>Detached Improvement Condition:</b> Average<br><b>Square Feet:</b> 40  |
| <b>Detached Improvement: 03 01 75 10-03 01 75 10-03-01-75-10-03-01-75-10-1</b>   |   |
| <b>Detached Improvement Type:</b> RG1-Detached Frame Garage<br><b>Year Built:</b> 1/2/2000<br><b>Height:</b>   | <b>Detached Improvement Class:</b> A-Residential<br><b>Detached Improvement Condition:</b> Average<br><b>Square Feet:</b> 816   |
| <b>Permit / Construction History:</b>  |   |
| <b><u>Date of Permit:</u></b>  | <b><u>Permit Number:</u></b>  |
| <b><u>Permit Amount:</u></b>   | <b><u>Details of Permit:</u></b>  |
| <b>Ownership / Sales History:</b>  |   |
| <b><u>Date of Sale:</u></b>  | <b><u>Sale Document:</u></b>  |
| <b><u>Purchase Amount:</u></b>   | <b><u>Sale Validity:</u></b>  |
| <b><u>Conveyance Type:</u></b>   | <b><u>Sale Type:</u></b>  |
| <b>Land Data - Land Item: 1</b>  |   |
| <b>Land Class:</b> A-Residential<br><b>Pricing / Unit of Measure:</b> Frontage<br><b>Square Footage:</b> 52,708<br><b>Depth:</b> 527<br><b>Land Value:</b> \$66,300  | <b>Land Sub-Class:</b> A-Residential Primary Site<br><b>Acreage:</b> 1.210<br><b>Frontage:</b> 100<br><b>Width:</b>   |
| <b>Total Improvement Value:</b>  | \$117,500   |
| <b>Total Land Value:</b>   | \$66,300  |
| <b>Total Assessed Value:</b>   | \$183,800   |

Ordered By:

United Country Udoni & Salan  
Realty Group  
Lori Verhalen



## GOWEY Abstract & Title Company, Inc.

Search and Hold

### SCHEDULE A

Direct inquiries to:



Gowey Abstract & Title Company, Inc.  
215 S Main St, Waupaca, WI 54981  
Phone: 715-258-2186  
Office Email: Waupaca@GoweyTitle.com

Offices in: Adams-Friendship, Antigo, Appleton, Ashland, Chippewa Falls, Crandon, Eau Claire, Fond du Lac, Green Bay, Hayward, Hudson, Marshfield, Medford, Minocqua, Montello, Neillsville, Oshkosh, Park Falls, Phillips, Rhinelander, Ripon, Spooner, Stevens Point, Superior, Tomahawk, Waupaca, Wausau, Wisconsin Rapids

Title Insurer: **(Preliminary)**  
File Number: **245788**  
County: **Waupaca**  
Commitment Date: **May 22, 2024 at 4:30 PM**

1. Policy or Policies to be issued:

(a) No Owner's Policy

Amount: **NONE**

Purchaser(s): **Any Legally Qualified Purchaser**

(b) No Loan Policy

Amount: **NONE**

Proposed Insured: **N/A**

2. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment, as of the commitment date hereof, is vested in:

**Rob N. Richardson, as Trustee of the Rob N. Richardson Family Trust dated February 21, 1995, and Susan J. Richardson, as Trustee of the Susan J. Richardson Family Trust dated February 21, 1995**

3. The land referred to in this Commitment is described in attached Addendum/Exhibit A.

**GOWEY** Abstract & Title Company, Inc.

(800) 673-8710 • [www.goweytitle.com](http://www.goweytitle.com)

File Number:     **245788**

**ADDENDUM/EXHIBIT A**

Lot Ten (10), Assessor's Plat of Little Hope, Town of Dayton, Waupaca County, Wisconsin.

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

Tax ID Number:   03 01 75 10

Property Address: E2335 Barnhart Drive  
                          Waupaca, WI 54981

**SCHEDULE B - SECTION 1**  
**Requirements**

All of the following requirements must be complied with:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- C. Payment to the Company of the premiums, fees, and charges for the policy.
- D. Proper instruments creating the estate or interest to be insured must be executed and duly filed for record, to wit:

If transaction is a sale, Deed in recordable form from title holder as shown on Schedule A, paragraph 2, to Proposed Insured. Said deed should indicate that the property is non-homestead, identify the grantor as single, or be joined in by grantor's spouse.

**E. Full Value Requirement.** The amount of insurance must be increased to reflect the full value of the estate being insured. Additional title premium will also be due commensurate therewith.

**F. Trust Requirements:**

- 1. Certificate of Trust.** A Certificate of Trust in recordable form compliant with the Wisconsin Statute pertaining to the same must be duly executed, provided to the Company, and recorded with the Register of Deeds.

## **SCHEDULE B - SECTION 2**

### **Exceptions from Coverage**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

The policy or policies issued will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will contain exceptions as set forth below unless the same are disposed of to the satisfaction of the Company and expressly set forth commensurate therewith:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens or deferred charges not shown on the tax roll for installations and connections of water and sewer laterals, mains and service pipes.
4. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the Land; and any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due or payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.
10. General Taxes and assessments for the current year, not yet due and payable.
11. Rights of the public in any portion of the subject premises lying within the limits of any public highway, street, or road. The policy will also be subject to any existing easements in that portion of the subject premises which was part of any vacated public highway, street, alley or road.
12. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to land cut off by a change in the course of the water body (avulsion); or ownership of artificially filled land.
13. Homestead, marital property or other rights of the spouse of the insured, if any, or rights of third parties claiming against, under or through said spouse. This exception does not apply to and is hereby deleted from the loan policy herein, if applicable.
- 14. 2023 Real Estate Taxes** in the total amount of \$1,957.13 - Paid in Full.
- 15. 2023 Special Charges or Assessments** in the amount of \$5.00 - Paid in Full.
- 16. Utility Easement** in favor of Wisconsin Public Service Corporation as recorded January 6, 1942 in Volume 196 on Page 580, as Document No. 205591.
- 17. Restrictions** as set forth in that document recorded December 4, 1972 in Volume 453 on Page 166, as Document No. 341237.

File Number: **245788**

**SCHEDULE B - SECTION 2**

Continued

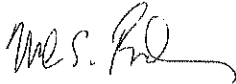
END OF EXCEPTIONS

\*\*\*\*\*

Each exception shown above expressly includes, and is subject to ALL terms and provisions as contained in the document referred to by reference. See recorded documents for said terms and provisions

\*\*\*\*\*

GOWEY ABSTRACT & TITLE COMPANY INC.



Michael S. Brandner

AS/smm

**Gowey Abstract & Title Company, Inc.**  
**PRIVACY POLICY**

**Use of Information** — We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. We may store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect to any and all other parties we deem necessary. However, at no time will we sell any information provided.

State Bar of Wisconsin Form 1-2003  
**WARRANTY DEED**

Document Number

Document Name

DOC# 727821



Certified, Filed and or Recorded on  
JULY 27, 2006 AT 11:02AM

WAUPACA COUNTY

RECEIVED FOR RECORD

GEORGE E. JORGENSEN REGISTER OF DEEDS

Fee Amount: \$11.00

Transfer Fee: \$511.50

THIS DEED, made between **ROSALIE A. GUDERJOHN, a single person,**

("Grantor," whether one or more), and **Rob N. Richardson, as Trustee of the Rob N. Richardson Family Trust dated February 21, 1995, and Susan J. Richardson, as Trustee of the Susan J. Richardson Family Trust dated February 21, 1995,**

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **WAUPACA** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

**Lot 1 of Crystal Cove Acres, a subdivision located in the Town of Dayton, Waupaca County, Wisconsin.**

Recording Area

Name and Return Address

**Attorney David L. Forsythe**

**Omholz & Forsythe, S.C.**

**P.O. Box 922**

**Manawa, WI 54949**

03-01-72-1

Parcel Identification Number (PIN)

This is homestead property.

(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: for municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants.

Dated July 26, 2006

(SEAL)

*Rosalie A. Guderjohn* (SEAL)  
\* **Rosalie A. Guderjohn**

(SEAL)

\*(SEAL)

**AUTHENTICATION**

Signature(s)

authenticated on

**ACKNOWLEDGMENT**

STATE OF **WISCONSIN**

) ss.

**Waupaca** COUNTY )

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

**Attorney David L. Forsythe**

**Manawa, Wisconsin 54949**

(Description provided)

Personally came before me on

the above named **Rosalie A. Guderjohn**

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

*Heidi K. Thompson*  
Notary Public, State of **WISCONSIN**

My commission (if permanent) expires: **June 21, 2009**

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\*Type name below signatures.

INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

## DECLARATION FOR RESTRICTIONS

REGISTER'S OFFICE  
Waupaca County, Wis. 341237  
RECEIVED FOR RECORD

FOR

DEC 4 1972

"CRYSTAL COVE ACRES"At 8:00 o'clock P.M. and recorded  
by W. S. Hoffmann Registrar  
W. S. Hoffmann

TO WHOM IT MAY CONCERN:

WHEREAS, the undersigned individuals are the owners of the following described lands  
in Waupaca County, Wisconsin:

Crystal Cove Acres, being a part of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and a part of the Northeast Quarter (NE $\frac{1}{4}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Number One (1), Township Number Twenty One (21) North, Range Number Eleven (11) East, Town of Dayton, Waupaca County, Wisconsin, according to the recorded plat thereof.

And, Whereas, the owners contemplate selling and conveying lots and parcels of land for building sites to persons who may desire to erect thereon residences subject to exceptions, restrictions, covenants and conditions hereinafter set forth;

NOW, THEREFORE, the above named owners do hereby declare and establish for the mutual benefit and protection of themselves and each and every purchaser of a lot or building site upon the above described premises, the following restrictions, covenants and conditions:

1. No animals or fowl shall be permitted upon any of the premises, except the usual household type pet, not to exceed one cat, and no barking dogs are to be stationed outside on any of the premises, and no breeding or raising of household pets shall be conducted for commercial purposes.

2. This subdivision is hereby strictly zoned single family residence. Occupancy thereof shall be by one family only per lot. No residence shall be erected on any lot which has a floor space of less than 1,200 feet for a one story ranch type house and not less than 1,550 square feet for a two story or bi-level residence, such minimum space required being actual living area, exclusive of any garage or outside porch. All dwellings shall have a full basement. All toilets and lavatories shall be built indoors and connected to septic tank and drain field. There must be at least a two car garage per residence and such garage shall be attached to the residence. Upon the commencement of the construction of a residence, such residence shall be fully completed including the seeding, landscaping, driveways or parking space within a period of one year of the commencement of construction. Prior to such construction the premises shall be

in a neat and orderly condition.

3. No outbuildings shall be allowed upon any of the premises, except a steel lawn and garden utility shed with a minimum size of 7 feet by 7 feet by 7 feet high and not to exceed 12 feet by 12 feet by 7 feet high as found in Sears stores or its equivalent.

4. The use or occupancy of mobile homes, travel homes or trailers or camping on the premises of this subdivision is strictly prohibited.

5. No inoperative nor unlicensed motor vehicles shall be left on any of said lots.

6. There shall be no snow mobiles or two wheeled motorized vehicles allowed to be operated on the lots and storage of these vehicles shall be in the garage or steel outbuilding.

7. Only rustic wooden fencing shall be permitted along lot lines and the height thereof shall not exceed three (3) feet measured from the ground.

8. There shall be no burning of trees or trash on the premises unless snow is on the ground.

9. There shall be no hunting or shooting of guns including BB or pellet guns shall be permitted in this subdivision.

10. The above restrictions, covenants and conditions shall run with the lands conveyed and shall be binding on the parties, their heirs and assigns for a period of Twenty Five (25) years.

11. Any of the foregoing exceptions, restrictions, covenants and conditions may be waived to meet the special needs of new or unusual circumstances providing such waiver be in writing by the owners of all the lots in the subdivision.

IN WITNESS WHEREOF, Harris V. Barnhart and Genevieve E. Barnhart, husband and wife, have hereunto signed this instrument and affixed our seals this 1st day of December, 1972.

In Presence of:

Laurie W. Anderson  
Laurie W. Anderson

Dolores Morey  
Dolores Morey

Harris V. Barnhart  
Harris V. Barnhart

Genevieve E. Barnhart  
Genevieve E. Barnhart

STATE OF WISCONSIN )  
( SS,  
COUNTY OF WAUPACA )

Personally came before me this 1st day of December, 1972, the above named Harris V. Barnhart and Genevieve E. Barnhart, husband and wife, to me known to be the persons who signed the foregoing instrument and acknowledged the same.

This instrument drafted by Laurie W. Anderson.

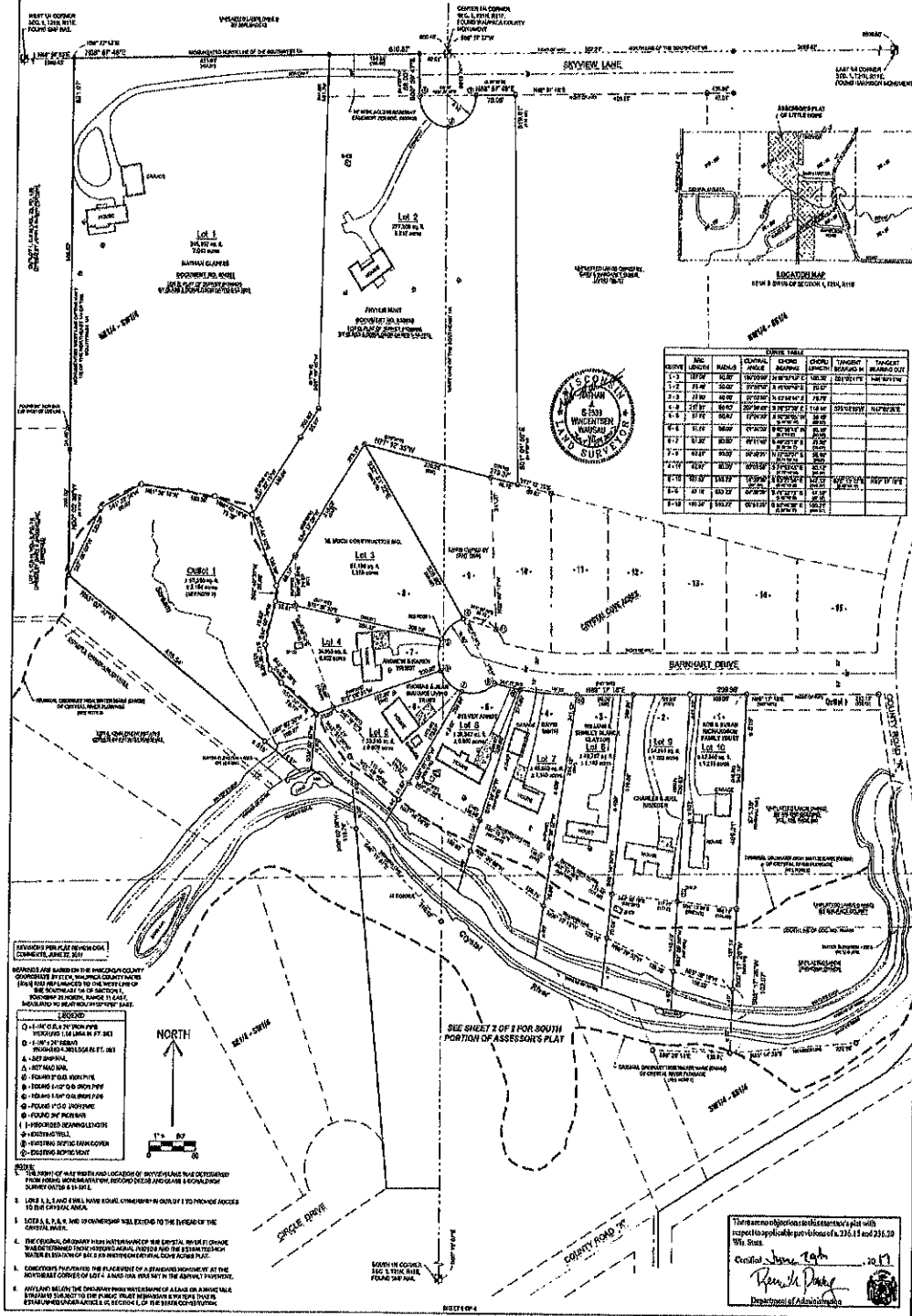
VOL 453 PAGE 167

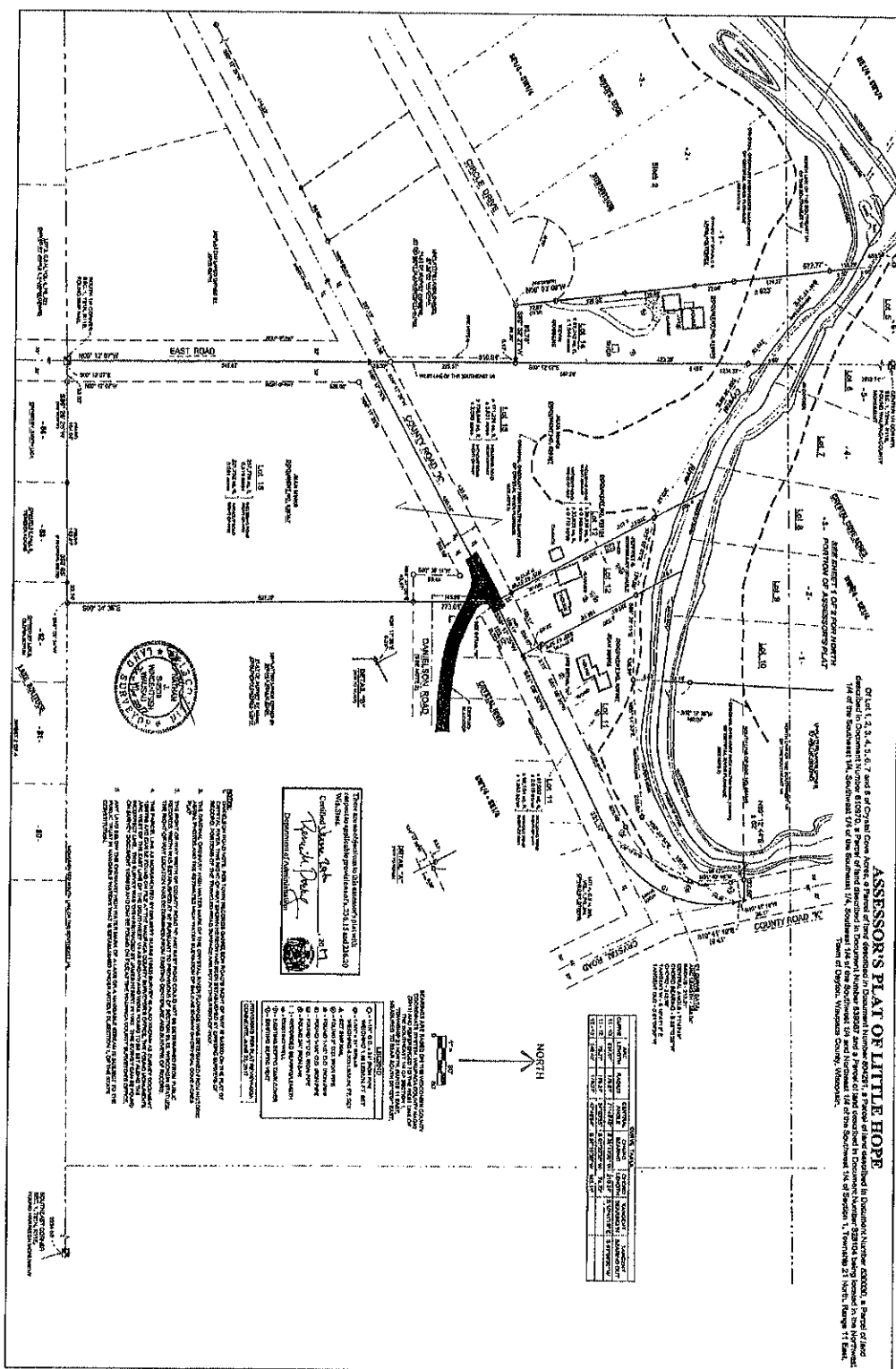
Laurie W. Anderson  
Laurie W. Anderson, Notary Public, Waupaca Co., Wis.  
My Commission Expires Permanent.

854099  
NOTIFIED BY US MAIL  
earthlink.net, 1/17/2018 and 1/17/2018 records on  
April 20, 2017 3:15 PM  
Napa County  
RECEIVED FOR RECORD  
MICHAEL ANDREW  
PRODUCTION OF RECORDS  
Page 4  
Fee \$50.00  
CAS C SL20E 838

### ASSESSOR'S PLAT OF LITTLE HOPE

OF L&T 1, 2, 3, 4, 5, 6, 7 and 8 of Crystal Caves Acres, a Parcel of land described in Document Number 804281, a Parcel of land described in Document Number 830030, a Parcel of land described in Document Number 810570, a Parcel of land described in Document Number 838367 and a Parcel of land described in Document Number 828104 being located in the Northeast 1/4 of the Southwest 1/4, Southeast 1/4 of the Southwest 1/4, Southwest 1/4 of the Southwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 1, Township 21 North, Range 11 East, Town of Dayton, Waupesa County, Wisconsin.





[illegible][illegible]

### ACREMENT TABLE

| OWNER                                   |           | SQUAT     |           | SQUAT     |           |
|---|-----------|-----------|-----------|-----------|-----------|
| Owner                                   | Vol. Page | Deed Book | Deed Page | Deed Book | Deed Page |
| 1. Nathan Chapman                       | 80-251    | 1         | 1         | 1         | 1         |
| 2. Payroll Fund                         | 881, 951  | 2         | 2         | 2         | 2         |
| 3. W. Leach Construction Inc.           | 56183     | 3         | 3         | 3         | 3         |
| 4. Adams & Ketter Wagon                 | 625, 787  | 4         | 4         | 4         | 4         |
| 5. Thomas & Sons Building Living Trust  | 70768     | 5         | 5         | 5         | 5         |
| 6. Sweet Acre                           | 77468     | 6         | 6         | 6         | 6         |
| 7. David Smith                          | 88001     | 7         | 7         | 7         | 7         |
| 8. William & Shirley Brook Chapman      | 794827    | 8         | 8         | 8         | 8         |
| 9. Charles & Ned Kasper                 | 130048    | 9         | 9         | 9         | 9         |
| 10. Paul & Susan Hightower Family Trust | 477, 538  | 10        | 10        | 10        | 10        |
| 11. Joan White                          | 77282     | 11        | 11        | 11        | 11        |
| 12. LeRoy & Dorothy Schatz              | 83142     | 12        | 12        | 12        | 12        |
| 13. Jane White                          | 82318     | 13        | 13        | 13        | 13        |
| 14. Karen Cooney                        | 83072     | 14        | 14        | 14        | 14        |
| 15. Jane White                          | 83072     | 15        | 15        | 15        | 15        |

[illegible][illegible]

The first paper, by J. A. Roberts and J. A. Roberts, is a review of the literature on the topic of the relationship between the structure of the economy and the structure of the labour market. The authors argue that the structure of the economy is a key determinant of the structure of the labour market, and that the structure of the labour market is a key determinant of the structure of the economy. They discuss the relationship between the structure of the economy and the structure of the labour market in the context of the UK economy, and they provide evidence to support their arguments. The authors conclude that the structure of the economy is a key determinant of the structure of the labour market, and that the structure of the labour market is a key determinant of the structure of the economy.

Lot 25  
a part of the Northeast 1/4 of the Southwest 1/4 of the Section 14 and of a 2-acre or less tract situated in  
a part of the Northeast 1/4 of the Southwest 1/4 and of Lot 7 of Crystal Cove Acute located in the Northeast 1/4 of the Southwest 1/4 of the  
5, Township 23 North, Range 44 East, Town of Dayton, Chautauque County, Wisconsin, described as follows:

[illegible]

concomitant with the West Nile virus (WNV) epidemic in the northeastern North Sea of east Guangdong, China, in 2004. The outbreak of WNV in the North Sea of east Guangdong was first reported in 2004, and the epidemic spread to other parts of the province in 2005. The outbreak of WNV in the North Sea of east Guangdong was first reported in 2004, and the epidemic spread to other parts of the province in 2005. The outbreak of WNV in the North Sea of east Guangdong was first reported in 2004, and the epidemic spread to other parts of the province in 2005.

That was about 18,000 pounds of land covered in 24,000 square feet of 0.0025-acre, copper-laced

[illegible][illegible]

That the above described parcel of land contains 221,410 square feet of 5.217 acres, more or less.

[illegible][illegible][illegible]

*The authors declare no conflict of interest.*

2017  
Certified Share 29.4m

61527 094

Department of Administration

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Received from the  
 Department of Education  
 Division of Special Education  
 Office of the State Superintendent of Education  
 Albany, New York

Number 615770, a Parcel of land described in Document Number 435357, and a Parcel of land described in Document Number 430005, a Parcel of land described in Document Number 428148 and located in the Northwest 1/4 of the Southeast 1/4, Southeast 1/4 of the Southwest 1/4, Southeast 1/4 of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 North, Range 11 East, Town of Dayton, Walpole County, Wisconsin.

The 16 authors represented 16 different countries. 13,796 authors were 18 years of age or older, including those listed by age between 18 and 24 years. The authors were categorized by age group as follows: 18-24 years (1,000), 25-34 years (2,000), 35-44 years (2,000), 45-54 years (2,000), 55-64 years (2,000), 65-74 years (2,000), and 75 years and older (2,796).

[illegible][illegible][illegible][illegible][illegible][illegible]

Correspondence to: Dr. Steven D. Berkowitz, MD, and Dr. Richard A. Anderson, MD, Department of Pediatrics, University of Michigan Medical Center, 1500 East Medical Center Drive, Room 3400, Ann Arbor, MI 48106-0616, USA. Tel.: +1 734 763 7333; Fax: +1 734 763 7334; E-mail: berkowitz@umich.edu

[illegible]

and placed adjacent to the right of the paper over Company Name for the company and manufacturer.

[illegible]

Continued from 100  
*Frank*  
 December 1961

REVISIONS PER PLAN REVISION/DATE  
COMMENTS (DATE 02.20.14)