

State Bar of Wisconsin Form 9-2009
DESIGNATION OF TOD BENEFICIARY
 Under Wis. Stat. § 705.15



DOC.# 10086889

RECORDED 02/27/2012 01:29PM
 JOHN LA FAVE
 REGISTER OF DEEDS
 Milwaukee County, WI
 AMOUNT: 30.00
 FEE EXEMPT #: 77.25(10M)

Document Number

Document Name

THIS DESIGNATION is made by William Fitzhugh Fox

(collectively, "Owner") of the following
 described real estate located in Milwaukee County, State of Wisconsin (the "Property")
 (attach Exhibit A if more space is needed):

See Exhibit A Attached

Recording Area

Name and Return Address
 William Fitzhugh Fox
 622 North Water Street, Suite 500
 Milwaukee, WI 53202

053-1034 and a part of 053-1035

Parcel Identification Number (PIN)

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

Owner transfers the Property without probate upon death of the sole owner, or upon the last to die of multiple owners, to the following TOD beneficiary, without warranties:

Select A or B: Trustee of the William Fitzhugh Fox Revocable Trust Agreement dated February 8, 1990, as amended and restated on February 20, 2012

- A. Insert name of beneficiary, whether one or more. This revokes all previous TOD beneficiary designations.
- B. The sole purpose of this instrument is to revoke all previous TOD beneficiary designations.

This designation is effective only upon the recording of this instrument.

This transaction is Fee Exempt under Wis. Stat. § 77.25(10m), and exempt from the filing of a transfer return under Wis. Stat. § 77.21(1).

Dated February 20, 2012

[Signature] (SEAL) _____ (SEAL)
 * William Fitzhugh Fox *
 _____ (SEAL) _____ (SEAL)
 * _____ *

AUTHENTICATION

Signature(s) of _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

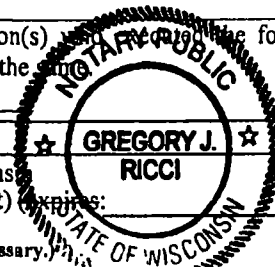
Thomas P. Shannon, Attorney-at-Law

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Milwaukee COUNTY)

Personally came before me on February 20, 2012,
 the above-named William Fitzhugh Fox

to me known to be the person(s) who executed the foregoing
 instrument and acknowledged the same to be his/her/their
 free and voluntary act and deed.
[Signature]
 * Gregory J. Ricci *
 Notary Public, State of Wisconsin
 My Commission (is permanent) expires: _____)



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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
 DESIGNATION OF TOD BENEFICIARY STATE BAR OF WISCONSIN FORM NO. 9-2009

* Type name below signatures.

7

363 W. Bergen



State Bar of Wisconsin Form 1-2003

WARRANTY DEED

DOC.# 09640159

Document Number

Document Name

THIS DEED, made between PROPERTY OPPORTUNITIES, LLC, a Wisconsin limited liability company

REGISTER'S OFFICE | SS Milwaukee County, WI

RECORDED 08/19/2008 03:09PM

("Grantor," whether one or more), and WILLIAM FITZHUGH FOX

JOHN LA FAVE REGISTER OF DEEDS AMOUNT: 13.00 FEE EXEMPT 77.25 #: 0 TRANSFER FEE: 30.00

("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 MILWAUKEE County, State of Wisconsin ("Property") (If more space is needed, please attach addendum)

Recording Area

Name and Return Address

WILLIAM FOX FOX, O'NEILL & SHANNON 622 N. WATER ST., #500 MILWAUKEE, WI 53202

All that part of Lot 6, Fox Point Heights, being a part of the Northeast 1/4 of Section 8, Town 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a rebar at the Southeast corner of said Lot 6; thence North 89° 46' West (recorded as West) along the South line of said Lot 6, 119.80 (recorded as 120.00) feet to a rebar at the Southwest corner of said Lot 6;

053-1034

Parcel Identification Number (PIN)

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

continued

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

Dated August 11, 2008

PROPERTY OPPORTUNITIES, LLC, a Wisconsin limited liability company

Brian Meltz signature

BRIAN MELTZ, SOLE MEMBER (SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

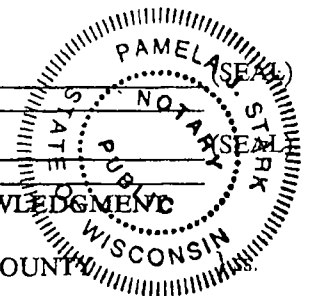
authenticated on

*

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. S706 06)

THIS INSTRUMENT DRAFTED BY: ATTY. JEFFREY P. PATTERSON

13



ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee COUNTY

Personally came before me on 8-11-08 the above named BRIAN MELTZ, SOLE MEMBER

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

Notary Public, State of Wisconsin

My commission (is permanent)(expires: 2/28/2009)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. WARRANTY DEED 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003 *Type name below signatures

EXHIBIT A

TO QUIT CLAIM DEED

Tax Key No. 053-1034 and a part of 053-1035

Parcel A:

Lot five (5) and that part of adjoining vacated Carol Avenue in Fox Point Heights, being a part of the North East one-quarter (1/4) of Section eight (8), in Township eight (8) North, Range twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

Parcel B:

All that part of Lot 6, Fox Point Heights, being a part of the Northeast ¼ of Section 8, Town 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a rebar at the Southeast corner of said Lot 6; thence North 89° 46' West (recorded as West), along the South line of said Lot 6, 119.80 (recorded as 120.00) feet to rebar at the Southwest corner of said Lot 6; thence North 0° 01' West (recorded as N0°05'W), along the West line of said Lot 6, 73.38 feet to the centerline of an existing ditch; thence South 63° 11' 52" East along the centerline of said ditch, 18.29 feet; thence South 86° 54' 36" East along the centerline of said ditch, 103.56 feet to a point in the East line of said Lot 6; thence South 0° 05' East along the East line of said Lot 6, 60.03 feet to the point of commencement.

Parcel B hereby conveyed is hereby attached to the abutting land owned by the Grantee. Parcel B hereby conveyed, together with the abutting land owned by the Grantee, shall have one tax number to constitute one single property for property tax assessment purposes. Parcel B hereby conveyed and such abutting land owned by the Grantee shall not hereafter be sold as separate parcels or be divided in any way unless written approval from the Village of Fox Point is first obtained in compliance with applicable laws.

Carl W. Backus
Attorney at Law
5900 N. Port Washington, Rd. #206
Milwaukee, Wisconsin 53217

(414) 332-2880

August 19, 1990

Mr. William F. Fox
363 West Bergen Drive
Milwaukee, Wisconsin 53217

Re: Drainage Problem

Dear Bill:

The Village still remains concerned about the water accumulation on the west side of the berm. It believes that it causes a danger to children and is a source of mosquito breeding. Accordingly, we have to ask you to rectify the situation.

The Village Engineer tells me that one possible solution is that you auger a hole at the bottom of the berm. Apparently, you use "torpedoes" to do this. He added that you would need a mesh grate on the upstream side and that periodically you would have to make sure that grate was clean.

The Village of Fox Point is not willing to pay for the necessary correction because it is your berm, for your benefit. However, our Village Engineer will be available to answer questions, should you have some. You understand that he cannot take responsibility for the project itself.

Should you have any questions or concerns, please call me at any time.

Very truly yours,


Carl W. Backus

CWB:mb

cc: Mike Lynett

Stock No. 11142

REEL 2243 IMAGE 1875

053-1034

428 (4/9/85)

Prepared and intended for use by commercial banks in transactions governed by Wisconsin Law.

Wisconsin Barbers' Association 1986

6199935

REAL ESTATE MORTGAGE

(May use for (1) business purpose loan, (2) loan to an organization, (3) loan exceeding \$25,000 or (4) loan of \$25,000 or less if not governed by the Wisconsin Consumer Act.)

REGISTER'S OFFICE } ss
Milwaukee County, WI }
RECORDED AT 2:10 PM

AUG 15 1988 18 75

REEL 2243 IMAGE 1876

Walter Buschmann REGISTER OF DEEDS

William Fitzhugh Fox and Karen Percy Fox, husband and wife

whether one or more mortgages, conveys and warrants to M&I Marshall & Ilsley Bank

in consideration of the sum of Fifty Thousand and no/100 Dollars (\$ 50,000.00), loaned or to be loaned to William Fitzhugh or Karen Percy Fox

Line of Credit Agreement ("the Note") dated June 29, 1988, the real estate described below, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all awards and payments made as a result of the exercise of the right of eminent domain, and all existing and future improvements and fixtures (all called the "Property").

RETURN TO Collateral-PRA
M&I Marshall & Ilsley Bank
770 N. Water Street
Milwaukee, WI 53202 Bot 11

1. Description of Property. (This Property is the homestead of Mortgagor.) Tax Key # 053-1034-000

Lot Five (5) and that part of adjoining vacated Carol Avenue in Fox Point Heights, being a part of the North East One-quarter (1/4) of Section Eight (8), in Township (8) North, Range Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

THIS MORTGAGE SECURES FUTURE ADVANCES.

Property located at 363 West Bergen Drive - Fox Point, WI 53217

6199935

RECORD 6.00

- If checked here, description is continued on reverse side or attached sheet.
□ If checked here, this Mortgage is a "construction mortgage" under §409.313(1)(a), Wis. Stats.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and that certain first mortgage dated April 10, 1988 in the amount of \$113,600 to M&I Marshall & Ilsley Bank

3. Escrow. Interest n/a be paid on escrowed funds required under paragraph 8(a) on the reverse side.

4. Additional Provisions. Mortgagor shall observe and comply with the Additional Provisions on the reverse side, which are incorporated herein, and shall not permit an event of default to occur.

The undersigned acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed this 29th day of June, 1988

SEE REVERSE SIDE FOR ADDITIONAL PROVISIONS

(NAME OF CORPORATION OR) (SEAL)

By:) (SEAL)

(PRESIDENT OR)

Attest:) (SEAL)

(SECRETARY OR)

William Fitzhugh Fox (SEAL)
Karen Percy Fox (SEAL)
Karen Percy Fox (SEAL)

AUTHENTICATION OR ACKNOWLEDGMENT

Signatures of

STATE OF WISCONSIN
County of Milwaukee } ss.
This instrument was acknowledged before me on June 29, 1988, by William Fitzhugh Fox and Karen Percy Fox, husband and wife

authenticated this day of 19

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

Member State Bar of Wisconsin or authorized under §706.06, Wis. Stats

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

This instrument was drafted by

Linda C. Buschmann

Janet E. Nelson/dlc

Notary Public County, Wis.

My Commission (Expires/Its) 5/17/92

*Type or print name signed above.

5275451

REGISTER'S OFFICE } SS
Milwaukee County, Wis. }
RECORDED AT 12:45 PM

DEC-8 1978
REEL 1168 IMAGE 830

W. A. C. Q.
REGISTER OF DEEDS

This Deed, made between Mark D. Cooper and
Mary M. Cooper, his wife
Grantor
and William Fitzhugh Fox and Karen Percy Fox,
as tenants in common,
Grantee

Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

RETURN TO
William Fitzhugh Fox
622 N. Water Street
Milwaukee, WI 53202

Tax Key No. 053-1034

Lot Five (5) and that part of adjoining vacated Carol Avenue
in Fox Point Heights, being a part of the North East One-quarter
(1/4) of Section Eight (8), in Township Eight (8) North, Range
Twenty-two (22) East, in the Village of Fox Point, County of
Milwaukee, State of Wisconsin.

363 W. BERGEN DR

TRANSFER
\$96.00
FEE

DOC # 5275451 #
RECORD 2.00
RTX 96.00

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

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

And Mark D. Cooper and Mary M. Cooper, his wife

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
Municipal and Zoning Ordinances, Recorded Easements for Public Utilities
located adjacent to side and rear lot lines, Recorded Building and Use
Restrictions and Covenants, General taxes levied in the year of closing;
and will warrant and defend the same.

Dated this 30th day of November, 1978

Mark D. Cooper (SEAL)

Mark D. Cooper

(SEAL)

Mary M. Cooper (SEAL)

Mary M. Cooper

(SEAL)

AUTHENTICATION

Signatures authenticated this 30th day of

DECEMBER 1978

William H. Fox
William H. Fox

TITLE: MEMBER STATE BAR OF WISCONSIN

Notary Public, State of Wisconsin

authorized by s. 709.06, Wis. Stats.)

Commission is permanent

Notary Public was DRAFTED BY

Harold J. Bruce

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Queens County, N.Y.

Personally came before me, this 30th day of
NOVEMBER 1978 the above named
Mary M. Cooper

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

Notary Public, Queens County, Wis.
My Commission is permanent. (If not, state expiration
date: 11/30/80 - EDNA I. LARSEN - 1978...)
Notary Public, State of New York
No. 4193259

Qualified in Queens County
Commission Expires March 30, 1980
Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis. (762-5529)

200

DOCUMENT NO

REEL 1125 IMAGE 624

STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

5228371
REGISTER'S OFFICE } SS
Milwaukee County, Wis. }
RECORDED AT 2:53 PM
JUL - 6 1978
REEL 1125 IMAGE 624
Diana Gray
REGISTER OF DEEDS

This Deed, made between
John W. Wade and Donna W. Wade, his wife

Grantor
and Mark D. Cooper and MARY M. COOPER, his wife

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

RETURN TO Badger Federal Savings
3970 North Oakland Avenue
Shorewood, Wisconsin 53211

Tax Key No. 053-1034

363 W. Bergen Dr.

Lot Five (5) and that part of adjoining vacated Carol Avenue in Fox Point Heights, being a part of the North East One-quarter (1/4) of Section Eight (8), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

TRANSFERS \$ 85.00
FEE

REC # 5228371-#
RECORD 2.00
RTX 55.00

This (is) (is not) homestead property.

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

And John W. Wade and Donna W. Wade, his wife warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

Municipal and Zoning Ordinances and Recorded Easements for Public Utilities located adjacent to side and rear lot lines: Recorded Building and use Restrictions and Covenants, General taxes for year of closing; and will warrant and defend the same.

Dated this 30th day of JUNE, 1978.

(SEAL) John W. Wade (SEAL)
(SEAL) Donna W. Wade (SEAL)

AUTHENTICATION

Signatures authenticated this 19 day of 1978

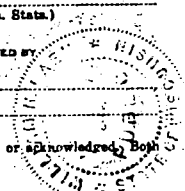
TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Harold J. Bruce

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



ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, Wis.

Personally came before me this 30th day of JUNE, 1978 the above named John W. Wade and Donna W. Wade, his wife

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

William H. Laev
Notary Public Milwaukee County, Wis.

My Commission is permanent. (If not, state expiration date: 12-31-78, 1978.)

20 MB

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

WARRANTY DEED

STATE BAR OF WISCONSIN FORM No. 1 - 1977

Wisconsin Legal Blank Co. Inc. Milwaukee, Wis. (Job 2700)

363 W. Bergen Dr.
053-1034

23-5 ✓

201
38.96
A REC
4509672
4509672
118-270
118-270

DOCUMENT NO.

REEL 517 IMAGE 617

WARRANTY DEED
STATE OF WISCONSIN—FORM 1
THIS SPACE RESERVED FOR RECORDING DATA

4509672

REGISTERS OFFICE
Milwaukee County, Wis.
RECORDED AT 1:35 PM

On FEB 2 1970 In
Reel 517 Image 617

Edw. Holinski
Registrar of Deeds

RETURN TO

TRANSFER
\$38.96

FEE

THIS INDENTURE, Made this 30th day of JANUARY, A. D. 1970,
between William M. Feldman and Elsbeth L. Feldman, his wife

parties of the first part, and
John W. Wade and Donna W. Wade, his wife

parties of the second part,
Witnesseth, That the said parties of the first part, for and in consideration
of the sum of One Dollar (\$1.00) and other good
and valuable consideration

to them in hand paid by the said parties of the second part, the receipt
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened,
conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and
confirm unto the said parties of the second part, their heirs and assigns forever, the following
described real estate, situated in the County of Milwaukee and State of Wisconsin, to-wit:

Lot numbered Five (5) and that part of vacated Carol Avenue adjoining, in Fox Point Heights, being a part of the North East One-quarter (1/4) of Section numbered Eight (8), in Township numbered Eight (8) North, Range numbered Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee and State of Wisconsin.

(Tax Key No. 23-5)

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said William M. Feldman and Elsbeth L. Feldman, his wife

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the enacting and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, Excepting: Municipal and zoning ordinances and recorded easements for public utilities; recorded building restrictions

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 30th day of JANUARY, A. D. 1970.

SIGNED AND SEALED IN PRESENCE OF

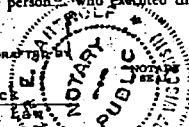
Clair E. Bartholf
Clair E. Bartholf
Dorothy M. Basilius
Dorothy M. Basilius

William M. Feldman (SEAL)
William M. Feldman
Elsbeth L. Feldman (SEAL)
Elsbeth L. Feldman
Edw (SEAL)

State of Wisconsin, County of Milwaukee Personally came before me, this 30th day of JANUARY, A. D. 1970, the above named William M. Feldman and Elsbeth L. Feldman, his wife

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

THIS INSTRUMENT WAS DRAWN BY
Frank Ruswick
Attorney at Law



Clair E. Bartholf
Notary Public, Milwaukee County, Wis.
My commission (expires) Jan 9 - 1972

(Section 29.31 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 29.313 similarly requires that the name of the person who, or govern- mental agency which, drafted the instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED

STATE OF WISCONSIN
FORM No. 1

Wisconsin Legal Blank Company
Milwaukee, Wis. (Job #7186)

2 00

Date January 26, 1970

PLAT OF SURVEY

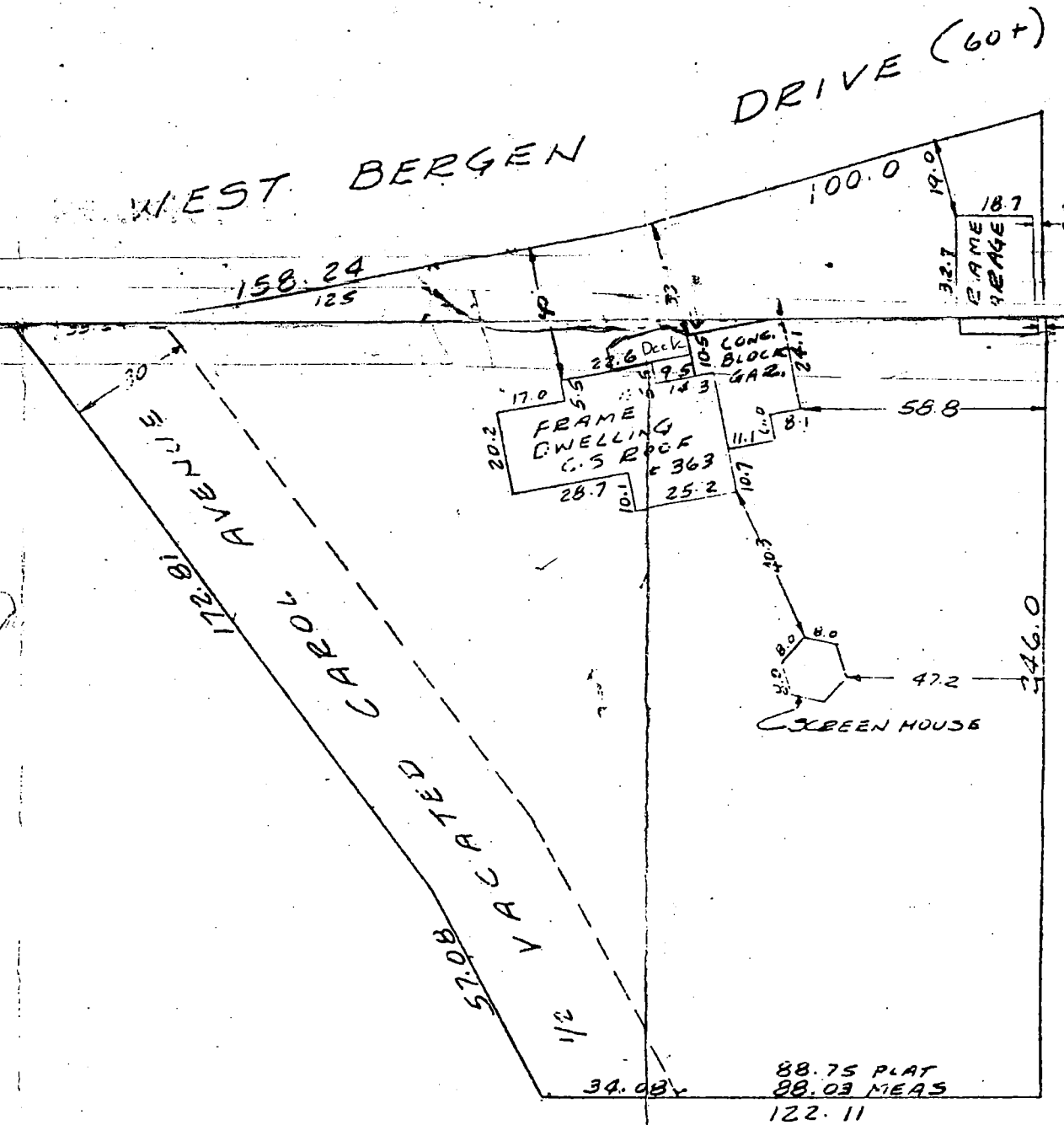
Job No. 53-7337

Lot 5 and that part of vacated Carol Avenue adjoining in Fox Point Heights, being a part of the Northeast 1/4 of Section 8, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Located at 363 West Bergen Drive



EXAMINED AND APPROVED
COPY RECEIVED, Date Jan 30, 1970
[Signature]



Proposed Owner: John W. Wade
Esda Bldg.
5626 N. 91st St.
Milwaukee, Wisconsin 53218

Surveyed by
RICHARD J. LAMMI

PHONE
NO 1-3730

SURVEYED FOR
Marine National Exchange Bank
Real Estate & Mortgage Division
Marine Plaza
Milwaukee, Wisconsin 53201

I Certify that I have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines, visible improvements relative to said boundary lines and location of principal buildings on said property

[Signature of Richard J. Lammi]

REGISTERED LAND SURVEYOR NO. 8-777-STATE OF WISCONSIN



Date January 26, 1970

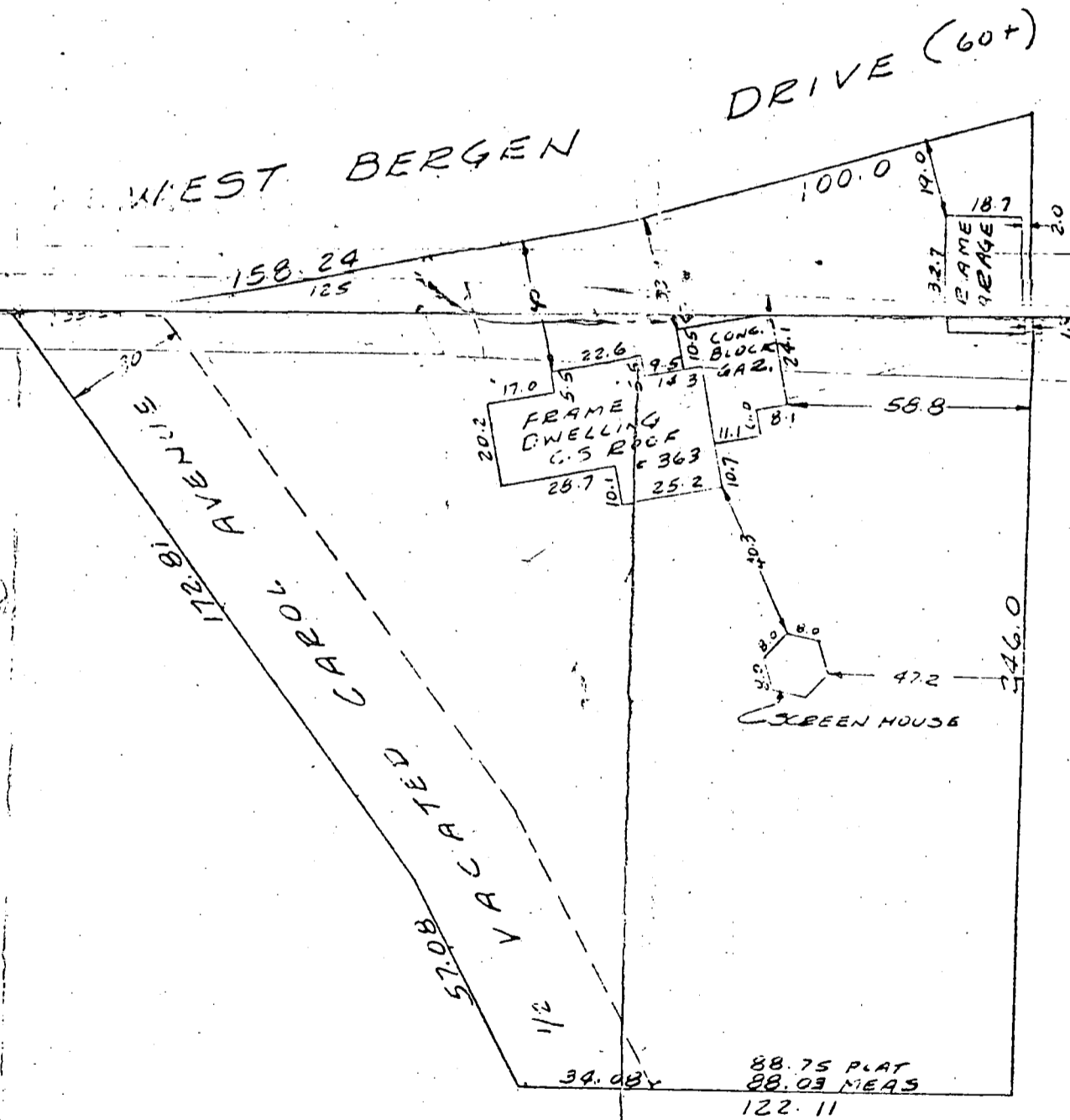
PLAT OF SURVEY

Job No. 53-7337

Lot 5 and that part of vacated Carol Avenue adjoining in Fox Point Heights, being a part of the Northeast 1/4 of Section 8, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Located at 363 West Bergen Drive

EXAMINED AND APPROVED
COPY RECEIVED, Date Jan 30, 1970
[Signature]



Proposed Owner: John W. Wade
 Esda Bldg.
 5626 N. 91st St.
 Milwaukee, Wisconsin 53218

Surveyed by
RICHARD J. LAMMI

PHONE
 HO 1-3730

SURVEYED FOR
 Marine National Exchange Bank
 Real Estate & Mortgage Division
 One Marine Plaza
 Milwaukee, Wisconsin 53201

I Certify that I have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines, visible improvements relative to said boundary lines and location of principal buildings on said property.

[Signature]
 REGISTERED LAND SURVEYOR NO. 8-777-STATE OF WISCONSIN



FOX POINT HEIGHTS
LOT 5