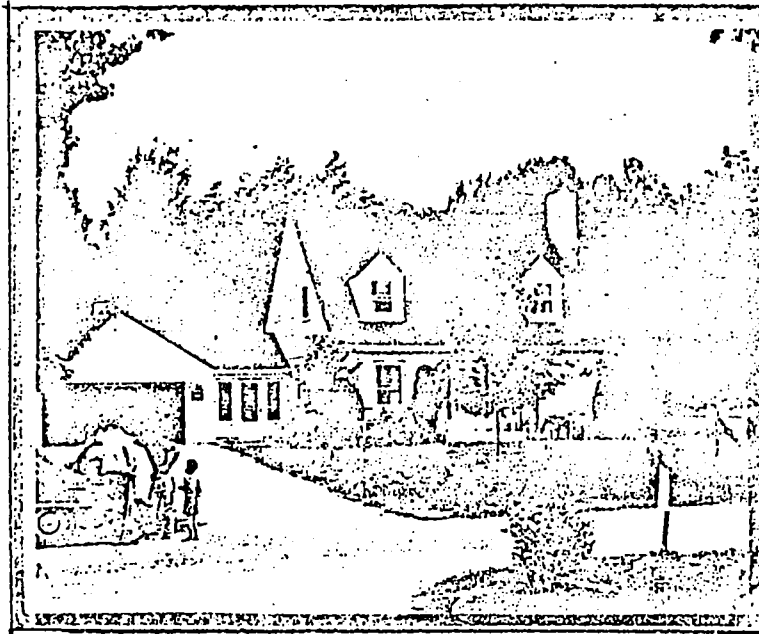


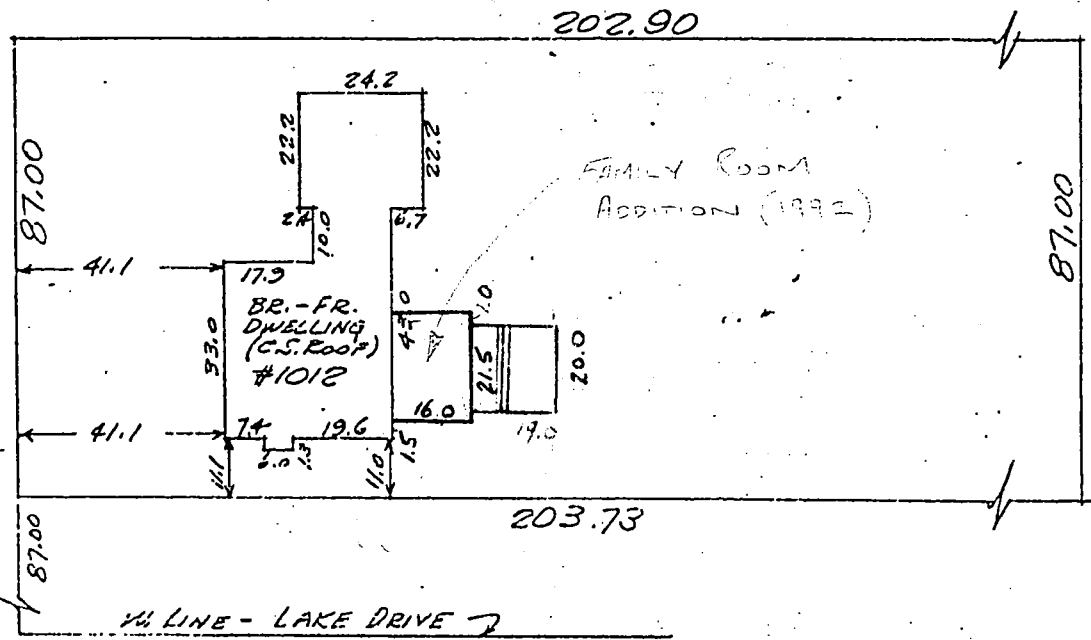
PLAT OF SURVEY

LOT 5 - BLOCK 3 - FOX POINT SUBDIVISION
 BEING PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22
 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

LOCATED AT 1012 EAST CHURCHILL LANE



E. CHURCHILL LANE
 (MAGADAM ROADWAY)



OWNERS: J. Martin Kelly and Virginia D. Kelly
 7618 HARWOOD AVE.,
 WAUWATOSA, WIS.

Surveyed and Drawn by
WALTER J. CONNELL, INC.
 Civil Engineer and Surveyor

PHONE
 BLUEMOUND 8-1380

SURVEYED FOR
 First Wis. Nat'l. Bank
 Home Loan Dept.
 2102 W. Fond du Lac Ave.
 Milwaukee, 6, Wis.

WE CERTIFY that we 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 and location of buildings and other improve-
 ments on said property and the correct measurements thereof.

Job No. 59-6685

Date August 29, 1955 *Walter J. Connell*
 REGISTERED PROFESSIONAL ENGINEER NO. 1055 - STATE OF WISCONSIN

059-0251

NAME CHANGE

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

DOC. #
8537113

REGISTER'S OFFICE, 1 SS
Milwaukee County, WI

RECORDED AT 9:31 AM

05-27-2003

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT 11.00

REEL 5590
IMAGE 3623

This Deed, made between Steven H. Lewensohn and Wendy K. Lewensohn, husband and wife Grantor, and Peter J. Nelson and Katy A. Nelson Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):
Lot 5, in Block 3, in Fox Point Subdivision, being a Subdivision of part of the Southwest 1/4 of Section 9, in Township 8 North, Range 22 East. Said land being in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

Recording Area
Name and Return Address
Peter J. and Katy A. Nelson
1012 E. Church Hill Lane
Fox Point, WI 53217

TRANSFER
\$ 942.00
FEE

Together with all appurtenant rights, title and interests.

059-0251
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 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 year of closing and will warrant and defend the same.

Dated this 30th day of April, 2003.

Steven H. Lewensohn
* Steven H. Lewensohn
Wendy K. Lewensohn
* Wendy K. Lewensohn

* Steven H. Lewensohn
* Wendy K. Lewensohn

AUTHENTICATION
Signature(s) Jeffrey B. Green
Thomas L. Miller

ACKNOWLEDGMENT
STATE OF Wisconsin)
) ss.
Ozaukee County)

authenticated this 30th day of April, 2003

Personally came before me this 30th day of
April, 2003, the above named
Steven H. and Wendy K. Lewensohn

* Jeffrey B. Green
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by §706.06, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Jeffrey B. Green

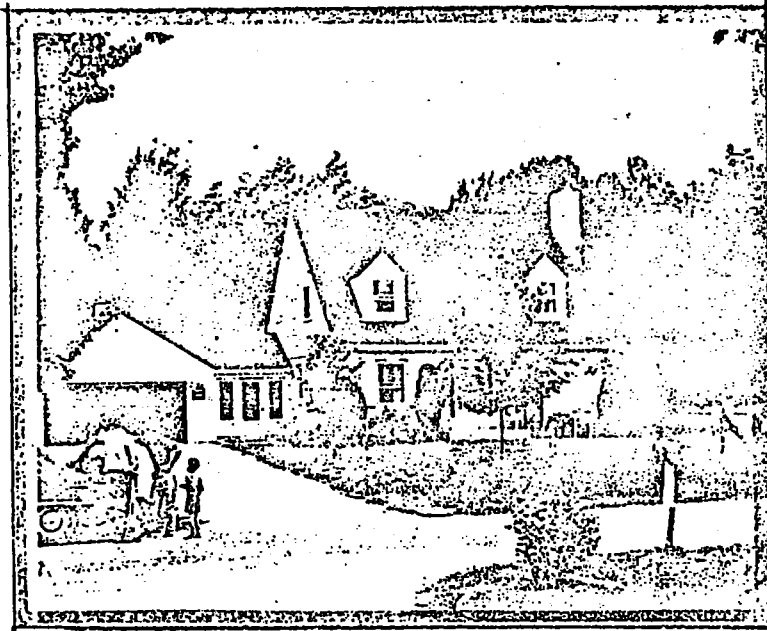
* Sara Rae Rodenkirch
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date:
November 12th, 2006)

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

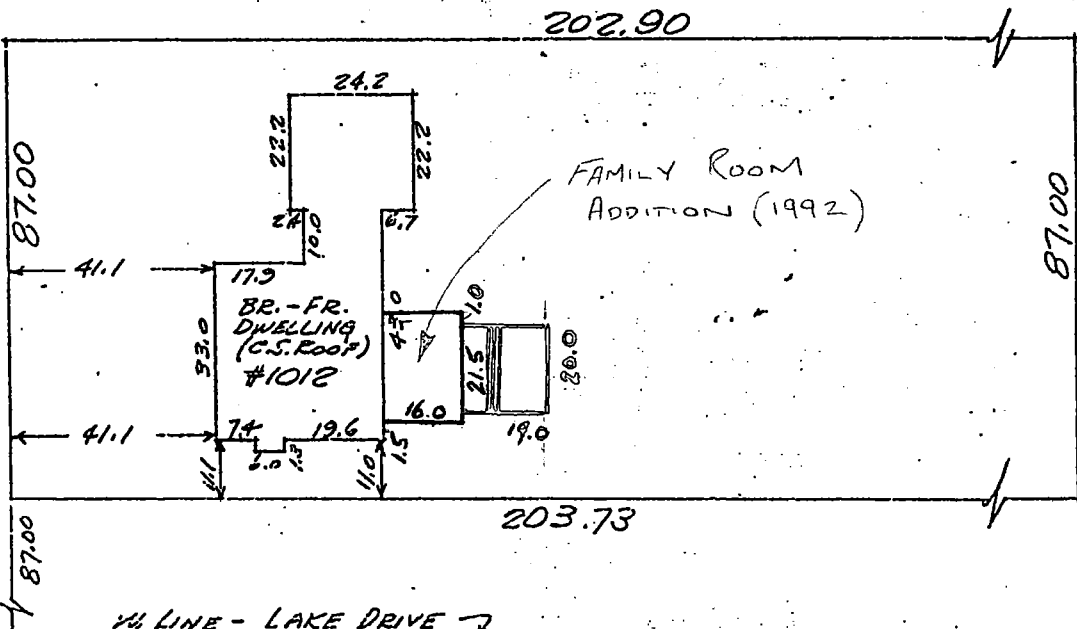
PLAT OF SURVEY

LOT 5 - BLOCK 3 - FOX POINT SUBDIVISION
 BEING PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22
 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

LOCATED AT 1012 EAST CHURCHILL LANE



E. CHURCHILL LANE
(MAGADAM ROADWAY)



OWNERS: J. Martin Kelly and Virginia D. Kelly

7616 HARWOOD AVE.
 WAUWATOSA, WIS.

Surveyed and Drawn by

WALTER J. CONNELL, INC.

Civil Engineer and Surveyor

PHONE
 BLUEMOUND 8-1380

SURVEYED FOR

First Wis. Nat'l. Bank
 Home Loan Dept.
 2102 W. Fond du Lac Ave.
 Milwaukee, W. Wis.

WE CERTIFY that we 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 and location of buildings and other improvements on said property and the correct measurements thereof.

Date August 29, 1955

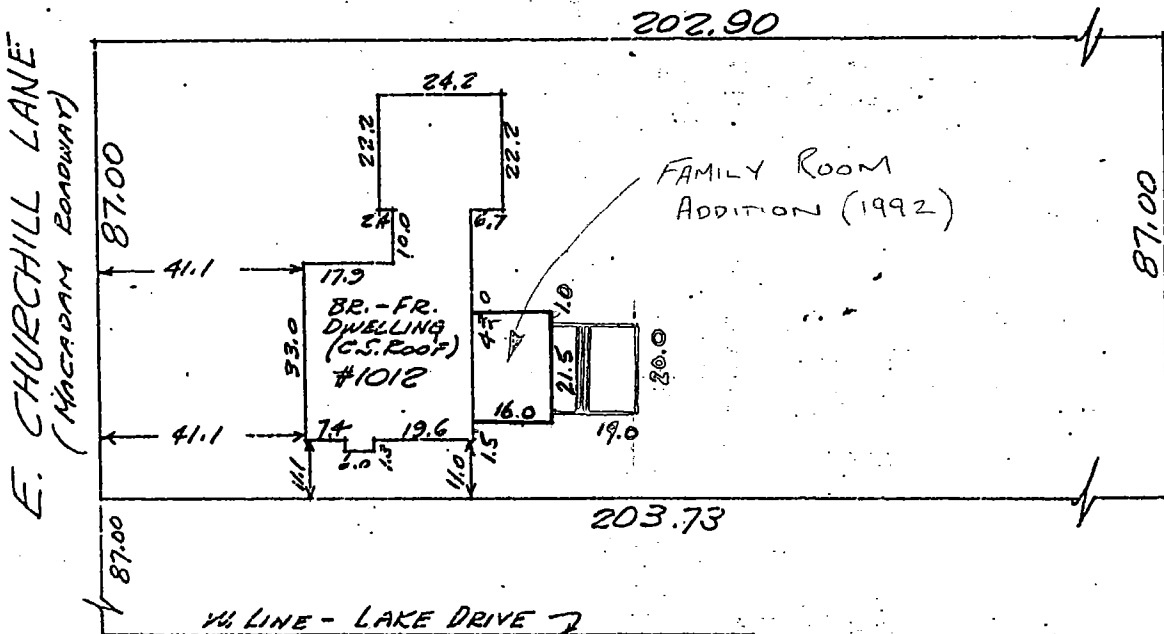
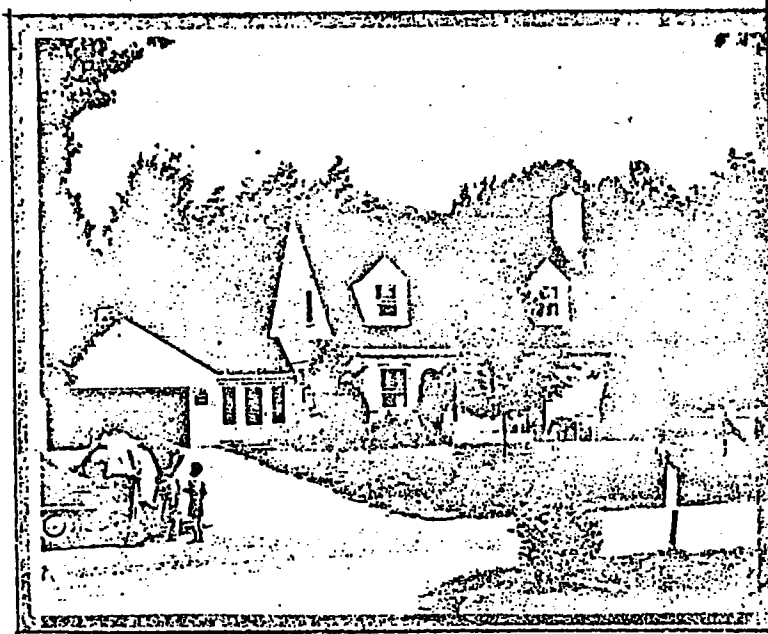
Walter J. Connell
 REGISTERED PROFESSIONAL ENGINEER NO. 955 - STATE OF WISCONSIN

Job No. 59-6485

PLAT OF SURVEY

LOT 5 - BLOCK 3 - FOX POINT SUBDIVISION
 BEING PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22
 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

LOCATED AT 1012 EAST CHURCHILL LANE



OWNERS: J. Martin Kelly and Virginia D. Kelly

7616 HARWOOD AVE.
 WAUWATOSA, WIS.

Surveyed and Drawn by

WALTER J. CONNELL, INC.

Civil Engineer and Surveyor

PHONE
 BLUEMOUND 8-1380

SURVEYED FOR

First Wis. Nat'l. Bank
 Home Loan Dept.
 2102 W. Fond du Lac Ave.
 Milwaukee, 6, Wis.

WE CERTIFY that we 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 and location of buildings and other improvements on said property and the correct measurements thereof.

Date August 29, 1955

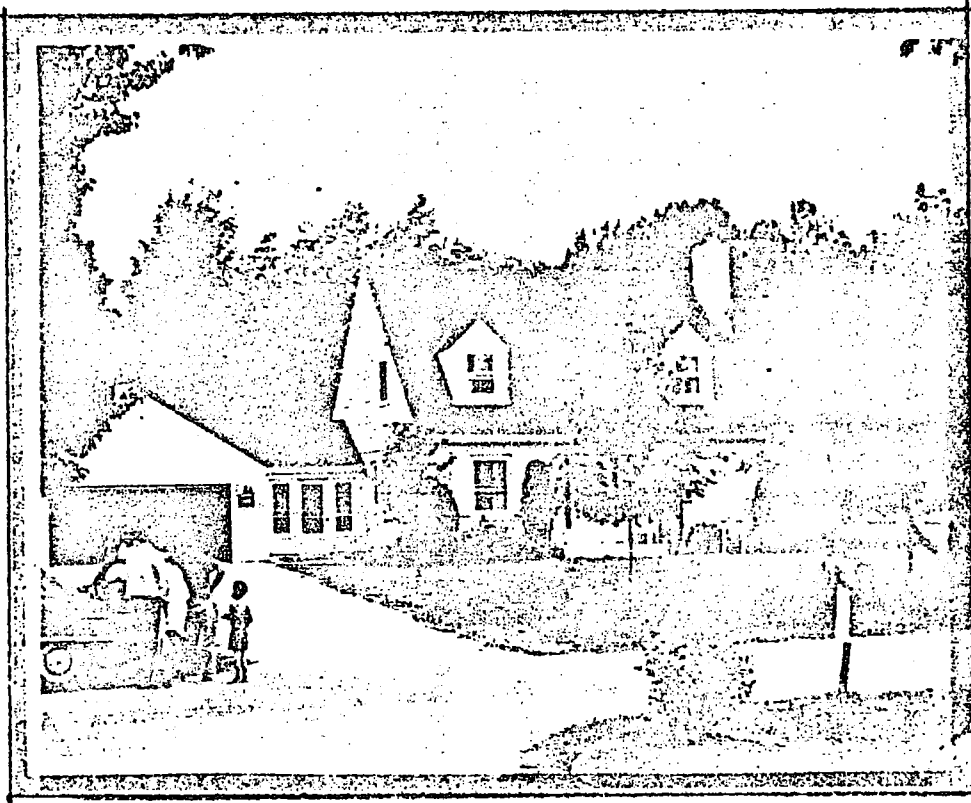
Walter J. Connell
 REGISTERED PROFESSIONAL ENGINEER NO. 1556 - STATE OF WISCONSIN

Job No. 59-6685

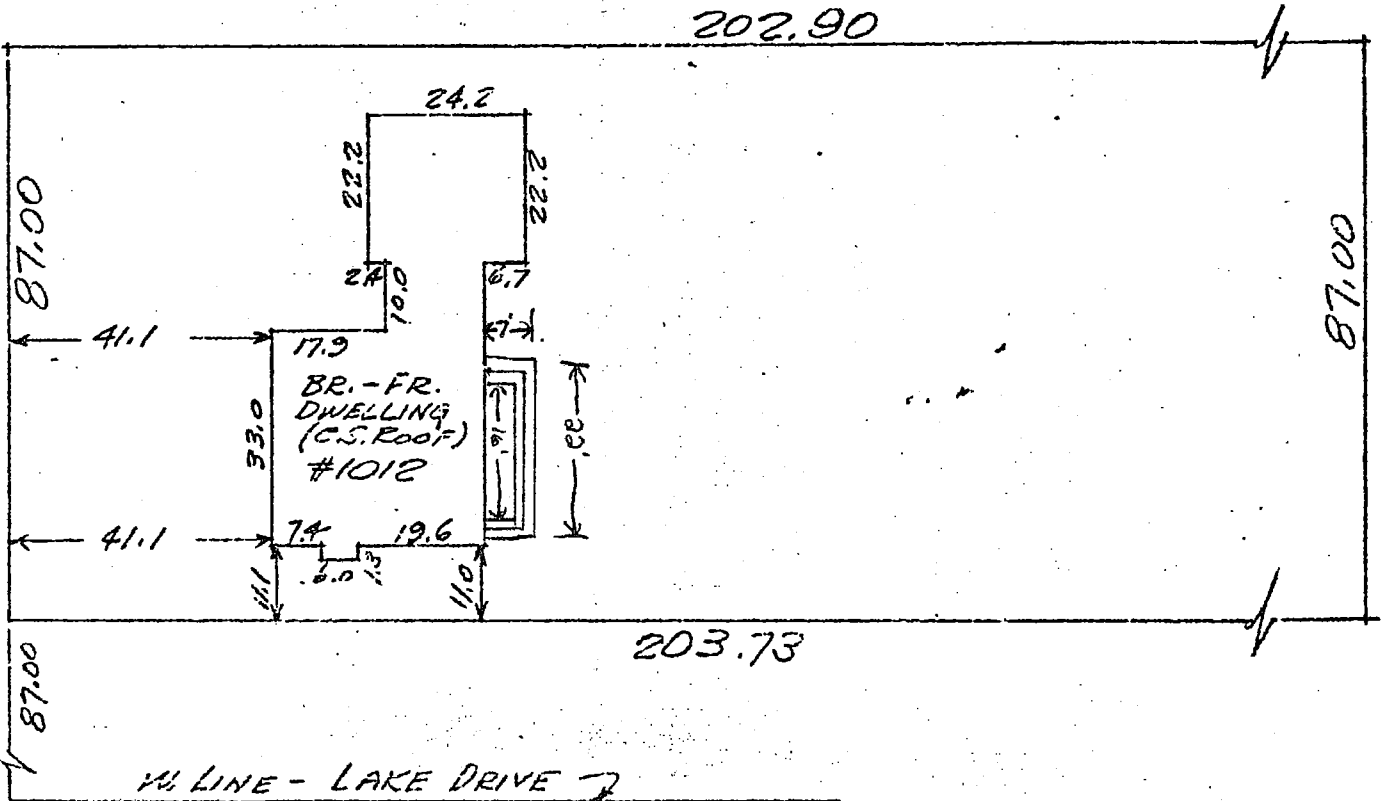
PLAT OF SURVEY

LOT 5 - BLOCK 3 - FOX POINT SUBDIVISION
 BEING PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22
 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

LOCATED AT 1012 EAST CHURCHILL LANE



E. CHURCHILL LANE
(MACADAM ROADWAY)



OWNERS: J. Martin Kelly and Virginia D. Kelly

7616 HARWOOD AVE.
 WAUWATOSA, WIS.

Surveyed and Drawn by

WALTER J. CONNELL, INC.

Civil Engineer and Surveyor

PHONE
 BLUEMOUND 8-1380

SURVEYED FOR

First Wis. Nat'l. Bank
 Home Loan Dept.
 2102 W. Fond du Lac Ave.
 Milwaukee, 6, Wis.

WE CERTIFY that we 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 and location of buildings and other improvements on said property and the correct measurements thereof.

Date August 29, 1955 *Walter J. Connell*

REGISTERED PROFESSIONAL ENGINEER NO. 955 - STATE OF WISCONSIN

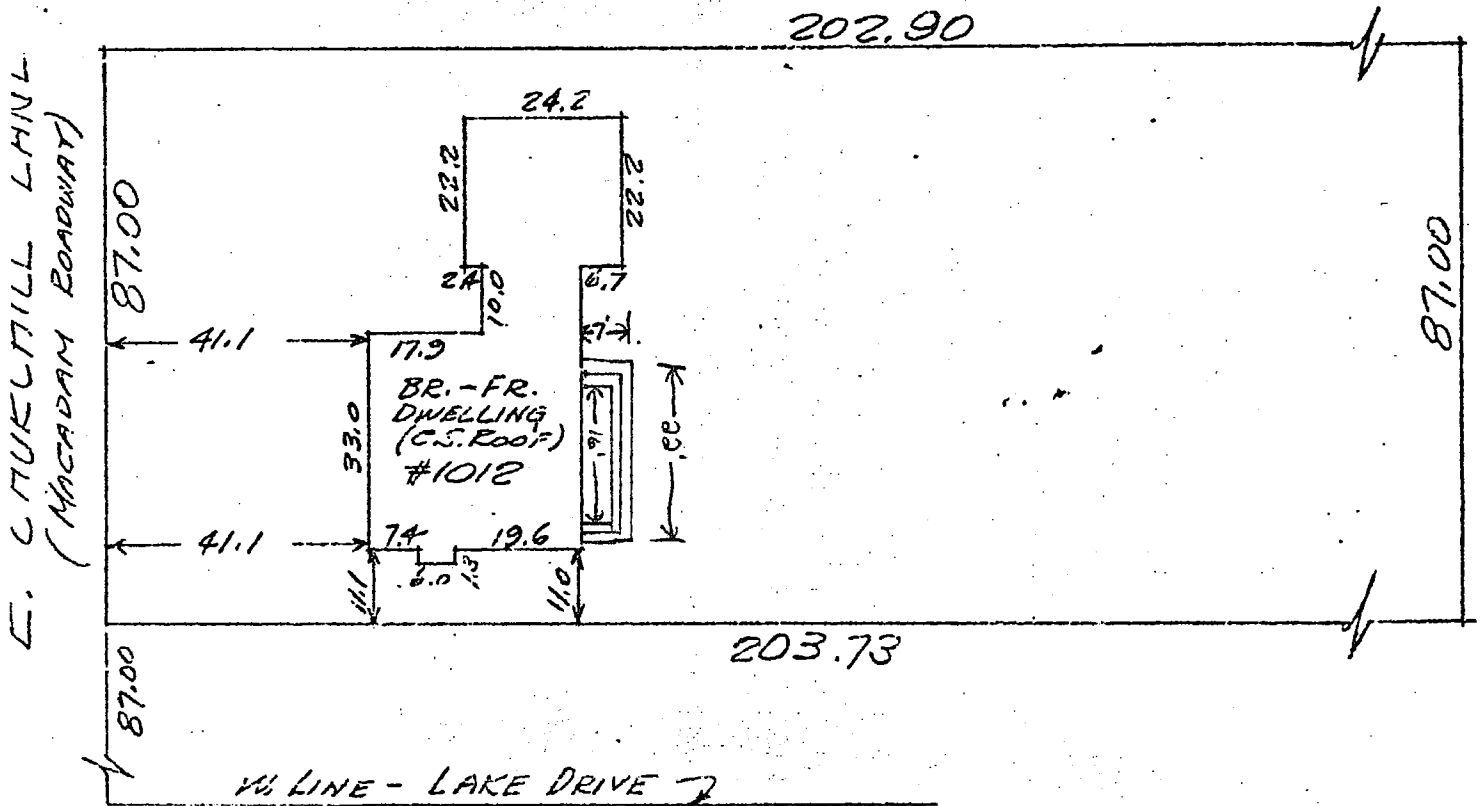
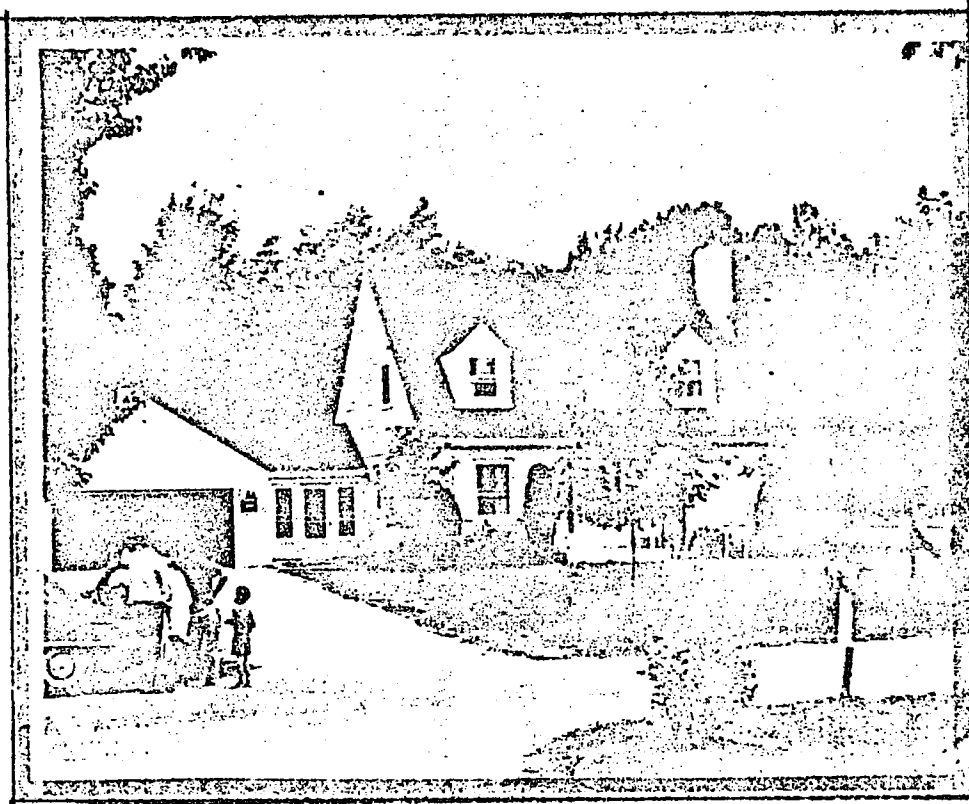
Job No. 59-6685

PLAT OF SURVEY

LOT 5 - BLOCK 3 - FOX POINT SUBDIVISION

BEING PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

LOCATED AT 1012 EAST CHURCHILL LANE



OWNERS: J. Martin Kelly and Virginia D. Kelly

7616 HARWOOD AVE.
WAUWATOSA, WIS.

Surveyed and Drawn by

WALTER J. CONNELL, INC.

Civil Engineer and Surveyor

PHONE
BLUEMOUND 8-1380

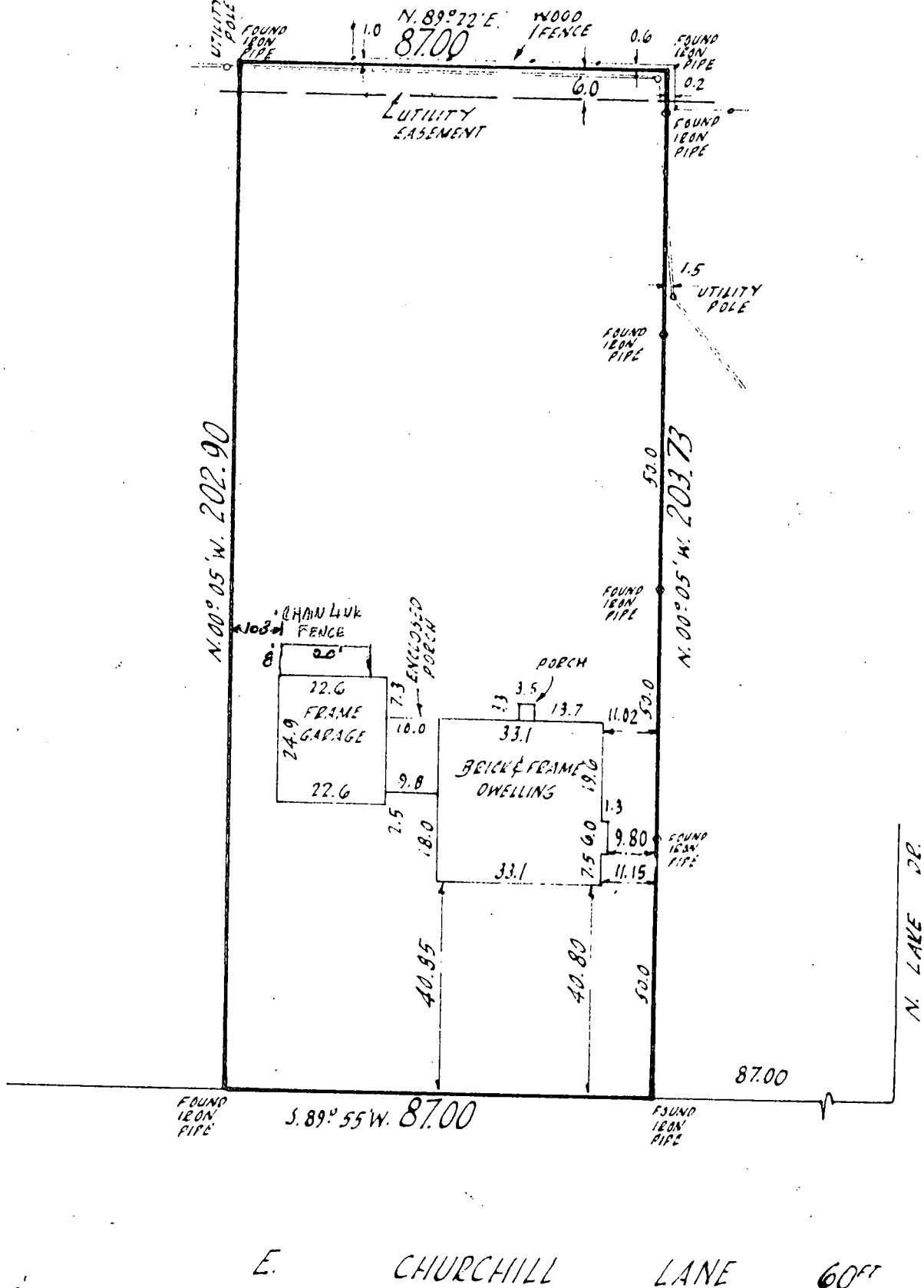
SURVEYED FOR

First Wis. Nat'l. Bank
Home Loan Dept.
2102 W. Fond du Lac Ave.
Milwaukee, 6, Wis.

WE CERTIFY that we 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 and location of buildings and other improvements on said property and the correct measurements thereof.

Date August 29, 1955 *Walter J. Connell*
REGISTERED PROFESSIONAL ENGINEER NO. 955 -- STATE OF WISCONSIN

Job No. 59-6685



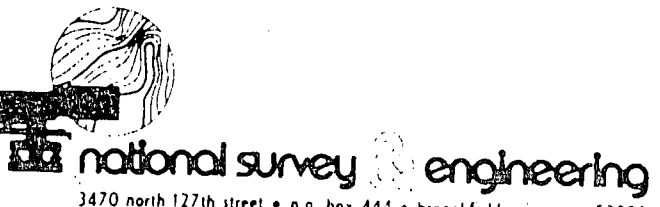
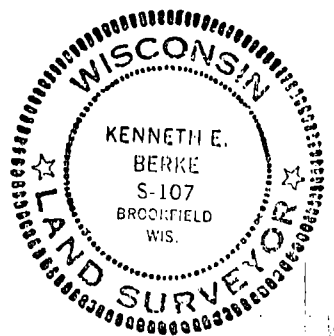
SCALE: 1" = 30'

E. CHURCHILL LANE 60 FT

I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Kenneth E. Berke
SURVEYOR

THIS IS ORIGINAL
PRINT ONLY IF
SEAL IS IMPRINTED
IN RED



3470 north 127th street • p.o. box 444 • brookfield, wisconsin, 53005 • phone 414 / 781-1000

WISCONSIN REAL ESTATE TRANSFER RETURN

744281

Wisconsin Department of Revenue

Name, Address and Social Security Number of Grantor
John Martin Kelly & Virginia Dresser Kelly
(288-07-2052; 389-48-1227)
1012 E. Churchill Lane
Fox Point, WI

Name, Full Address and Social Security Number of Grantee
Michael A. Ziarnik & Anne D. Ziarnik
339-46-9021 S.S.#
1012 E. Churchill Lane
Fox Point, WI

Is grantor related to grantee? (Blood or Marriage) Yes No

Name and Address to which tax bills should be sent
John Martin Kelly & Virginia Dresser Kelly
21 Sequoia Drive
Harrisburg, PA 17109

PART I - PROPERTY TRANSFERRED

County of: Milwaukee
Check proper box and enter name of municipality: City, Village OF: Fox Point, Town
Street address of property transferred: 1012 East Churchill Fox Point, WI

Legal Description (Fill in legal description in space below or attach 2 copies of full legal description from instrument of conveyance)

Lot No. 5 Block No. 3 Plat Name Fox Point Subdivision

Town 8N Range 22E Section 9

Property Parcel Number Tax Key No. 059-0251

or metes and bounds description:

PART II - PHYSICAL DESCRIPTION AND INTENDED USE

1. Kind of Property: Land Only, New Construction, Building Previously Used, Residential Units, if any, One Family, 2 thru 7 Units, 8 or more Units
2. Principal Intended Use: Residential, Commercial, Industrial, Agricultural, Recreational, Other (Explain)
3. Land Area and Type: a. Lot Size - Estimated 85 x 210, b. Total Acres - Estimated, 1. Tillable Acres, 2. W.T.L. Acres, 3. F.C. Acres, c. Feet of Water Frontage Estimated

PART III - TRANSFER

1. Sale 2. Gift 3. Exchange 4. Deed in satisfaction of L.C. dated 5. Other Explain Here

PART IV - COMPUTATION OF FEE

1. Total value of REAL ESTATE transferred (purchase price, etc.) \$ 85,000.00
2. Ownership interest transferred Full Other (Explain) land contract
3. Fee \$ exempt original land contract
4. In your opinion, was this sale or transfer made at fair market value? Yes No No opinion not appraiser (If no or no opinion, Explain Here)

(We) declare under penalty of law, that this return (including any accompanying schedule) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete.

Sign Here Signature of Grantee or Agent Michael A Ziarnik Date 12/27/79

Table with columns: Document No. (53742943), Vol. (Reel) (1269), Page (Image) (10), Date Recorded (12-28-79), Date and Kind of Conveyance (12-21-79 LC), County Code (40), District Code (126), 1 Office Ratio, 2 Field, 3 Use, 4 Reject, Consideration.

LEAVE THIS AREA BLANK

12

DOCUMENT NO.

1012 E Churchill La.

059-0251

NAME CHANGE

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2-1982
REEL 1818 IMAG 691

THIS SPACE RESERVED FOR RECORDING DATA

5889417

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 9:50 AM

FEB 18 1986
REEL 1818 IMAG 691
W. C. GAYL REGISTER OF DEEDS

RETURN TO S. H. LEWENSOHN
1012 E. CHURCHILL LA
FOX POINT, WIS 53217

Gary W. Taxman and Marcia C. Taxman, husband and wife

conveys and warrants to Steven H. Lewensohn and Wendy K. Lewensohn, husband and wife

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

Tax Parcel No: 059-0251

Lot Five (5) in Block Three (3) in FOX POINT SUBDIVISION, being a Subdivision of part of the South West One-quarter (1/4) of Section Nine (9), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

TRANSFER \$294.00 FEE

5889417 #
RECORD 4.00
RTX 294.00

This is homestead property. (is) (check)

Exception to warranties: 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.

Dated this 15th day of February, 1986

(SEAL) Gary W. Taxman (SEAL)
(SEAL) Marcia C. Taxman (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Sandra S. Jandegian for Federated Realty Group
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, ss.

Personally came before me this 5th day of February, 1986, the above named Gary W. Taxman & Marcia C. Taxman

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

Notary Public, Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: 1989)

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

60016

400

REEL 1469 MAC 1740

5564330

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 8:10 PM

SEP 16 1982

REEL 1469 IMAGE 1740
REGISTER
OF DEEDS

RETURN TO
James S. Levin, Esq.
Box 153

NAME CHANGE

059-0251

fox font

Know All Men, That Michael A. Ziarnik and Anne D. Ziarnik, husband and wife,
herein called Assignor, whether one or more, in consideration of one dollar and other valuable consideration, in hand paid, receipt whereof is hereby acknowledged, hereby grants, assigns, transfers and conveys to Gary W. Taxman and Marcia C. Taxman, husband and wife,

herein called Assignee, whether one or more, a certain Land Contract dated the 21st day of December 1979 executed by John Martin Kelly and Virginia Dresser Kelly, his wife as Vendor to Michael A. Ziarnik and Anne D. Ziarnik, his wife as Purchaser on certain lands in the County of Milwaukee State of Wisconsin, together with all right, title and interest of the Assignor, in and to said lands, which Land Contract was recorded in the Office of the Register of Deeds of said County on the 28th day of December 1979, in ~~Book 1269 at Pages 10 and 11~~ Document No. 5374293

To have and to hold said Land Contract, and all right, title and interest of the Assignor in and to the lands therein described, to said Assignee, his heirs, personal representatives, successors and assigns forever.

The Assignor hereby covenants that there is now owing and unpaid on said Land Contract, a sum not more than \$73,733.36 Dollars, and also interest at 10 per cent per annum from date to maturity and that he had good right to assign said Land Contract.

In Witness Whereof, this assignment has been executed and delivered this 15th day of September, 1982

SIGNED AND SEALED IN PRESENCE OF

Anne D. Ziarnik (SEAL)
Anne D. Ziarnik, individually
and as attorney-in-fact for
Michael A. Ziarnik (SEAL)

TRANSFER
286.50
-ES

INDIVIDUAL ACKNOWLEDGMENT

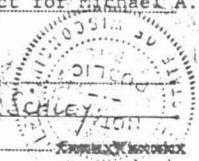
DOC # 5564330 #
RECORD 4.00
RTX 286.50

STATE OF WISCONSIN,
County of Milwaukee } ss.

Personally came before me, this 15th day of September, 1982, the above Anne D. Ziarnik, individually, and as attorney-in-fact for Michael A. Ziarnik to be known to be the person who executed the foregoing instrument and acknowledged the same.

Edward G. Schley
Edward G. Schley

Notary Public, Wisconsin
My Commission expires 4/13/85



CORPORATE ACKNOWLEDGMENT

STATE OF WISCONSIN,
County of _____ } ss.

Personally came before me, this _____ day of _____, 19____, _____ President and _____ Secretary, of the above named corporation, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers by its authority, for the purpose therein contained.

THIS INSTRUMENT WAS DRAFTED BY
James S. Levin, Esq.

NOTARY SEAL

Notary Public, _____ County, Wisconsin
My Commission (expires) (is) _____

400

No Change

059-0251

DOCUMENT NO.

0

REEL 1721 MAG 1006
STATE BAR OF WISCONSIN FORM 1—1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

5783639

REGISTER'S OFFICE } ss
Milwaukee County, Wis. }
RECORDED AT 8:30 AM

JAN 28 1985

REEL 1721 IMAGE 1006

Walter Cuyler REGISTER
OF DEEDS

RETURN TO Richard E. Petershock
Box 153

This Deed, made between Virginia Dresser Kelly, a widow and not since remarried, a/k/a Virginia Dresser Kelley
Grantor,
and Gary W. Taxman and Marcia C. Taxman, husband and wife, as joint tenants
Grantee,

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

Lot Numbered Five (5) in Block numbered Three (3), in Fox Point Subdivision, being a Subdivision of part of the South West One-Quarter (1) of Section numbered Nine (9), in Township numbered Eight (8) North, Range numbered Twenty-two (22) East, in the Village of Fox Point.

Tax Parcel No: 059 0251

This Deed is given in satisfaction of that certain Land Contract between Grantor and Michael A. Ziarnik and Anne D. Ziarnik, his wife, dated December 21, 1979 and recorded December 28, 1979 in the Office of the Register of Deeds for Milwaukee County, Wisconsin, in Reel 1269, Images 10 and 11 as Document No. 5374293; which Land Contract was assigned to Grantee hereunder, Gary W. Taxman and Marcia C. Taxman, pursuant to an agreement dated September 14, 1982.

TRANSFER
\$ 85.00
FEE

DOC # 5783639 #
RECORD 4.00
RTX 85.00

This is not homestead property.
(is not)

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

And Virginia Dresser Kelly, a/k/a Virginia Dresser Kelley warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except any liens or encumbrances created by the act or default of the Grantee or their assignor as Purchaser under that certain Land Contract described above and easements, ordinances and restrictions of record, and taxes (general and special) for the year 1979 and following and will warrant and defend the same.

Dated this 7th day of December, 1984

(SEAL) Virginia Dresser Kelly (SEAL)

(SEAL) a/k/a Virginia Dresser Kelley (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Connie Kay Gavin

Charles S. Brady

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

ACKNOWLEDGMENT

PENNSYLVANIA
STATE OF WISCONSIN

Dauphin County, Pa. } ss.

Personally came before me this 2th day of December, 1984, the above named Virginia Dresser Kelly, a/k/a Virginia Dresser Kelley

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

Patricia L. Eismann
Notary Public _____ County, _____
My Commission is permanent (if not state expiration date: Sept 26 1985)

PATRICIA L. EISMANN, NOTARY PUBLIC
My Commission Expires September 26, 1985

400

REEL 1469 MAC 1731

059-0251

NAME CHANGE

5564329

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 3:10 PM

AFFIDAVIT

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

SEP 16 1982 1731 to
REEL 1469 IMAGE 1739 incl.
REGISTER
OF DEEDS

VIRGINIA DRESSER KELLY, being first duly sworn on oath,
deposes and says:

1) That she is the surviving wife of John Martin Kelly who died on November 11, 1981 and that she, as the surviving spouse is solely vested with all right, title and interest of the vendors under a land contract from John Martin Kelly and Virginia Dresser Kelly, his wife, as vendors, to Michael A. Ziarnik and Anne D. Ziarnik, his wife, as joint tenants with right to survivorship, as vendees, dated December 21, 1979 and recorded on December 28, 1979, on Reel 1269, Images 10 and 11, as Document No. 5374293.

2) That this Affidavit is made in order to provide notice of the termination of John Martin Kelly's interest under said land contract for the following described real estate located in Milwaukee County, State of Wisconsin:

DOC # 5564329 #
RECORD 20.00

Lot Five (5) in Block Three (3) in FOX POINT SUBDIVISION, being a subdivision of part of the South West One-quarter (1/4) of Section Nine (9), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point.

3) That in support of this Affidavit, I am attaching a

2000

true and correct copy of a Death Certificate, Exhibit A;
Certificate of Grant of Letters Testamentary, Exhibit B; and a
true and correct copy of the Last Will and Testament of John
Martin Kelly, Sr., Exhibit C.

Virginia Dresser Kelly
Virginia Dresser Kelly

Subscribed and sworn to before me
this 14th day of September, 1982.



Russell C. Schallert
Russell C. Schallert, Notary Public
My commission is permanent

THIS INSTRUMENT WAS DRAFTED BY RUSSELL C. SCHALLERT

WARNING: It is illegal to alter this copy or to duplicate by photostat or photograph.

H105-112 5000 REV 2-78
1102 Cert. (per book)
FEE FOR THIS
CERTIFICATE \$2.00

REEL 1469 MAG 1733
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HEALTH-VITAL STATISTICS

No2553443

LOCAL REGISTRAR'S CERTIFICATION OF DEATH

Registered No. _____

Full Name of Deceased John Martin Kelly Sr
First Middle Last

Residence 4507 Heyman Ave
Number Street

Place of Death Huntingdon
City or Town

County Blair State Pennsylvania
County City, Borough or Township

Sex Male Date of Death Nov 11, 1981 Race Cauc

Date of Birth June 8, 1900 Birthplace New Castle, Pa Marital Status Married

Social Security No. 288-07-2052 Occupation Engineer Veteran's Serial No. _____

MEDICAL CERTIFICATE

Part I. Death was caused by:

Immediate Cause (a) Cardiac Arrhythmia

Due To (b) _____

Due To (c) _____

Interval Between Onset and Death _____

Part II. OTHER SIGNIFICANT CONDITIONS: contributing to death but not related to the immediate cause given in Part I (a)

Accident, Suicide or Homicide _____ * How did injury occur _____

Name and Title of Person Who Certified Cause of Death (M.D., D.O., Coroner, M.E.) C. Phillip N. R. Jones

Address 5100 Limestone St Kelly
Street City

This is to certify that the information here given is correctly copied from an original certificate of death duly filed with me as Local Registrar. The original certificate will be forwarded to the State Vital Statistics Office for permanent filing.



Estelle Supton 22-222
 Local Registrar of Vital Statistics District No.
2520 Piney Lane
 Street Address City, Borough, Township

11-12-81
Date of Issue of This Certification

EXHIBIT A Date Received by Local Registrar 11-11-81



REF ID: A611634
Certificate of Grant of Letters Testamentary

No. _____
ESTATE OF John Martin Kelly Sr.

Social Security No. 288-07-2052

Whereas, on the 1st day of November 19 81 instrument(s) dated February 7, 1981

was (were) admitted to probate as the last will of John Martin Kelly Sr.

late of _____
Jewer, Paxton Township, who died on the 11th day of November 19 81, and

Whereas, a true copy of the will as probated is annexed hereto.

Therefore, I,

Eleanor B. Holtzman, Register of Wills

in and for the County of Dauphin, in the Commonwealth of Pennsylvania,

hereby certify that I have this day granted Letters Testamentary

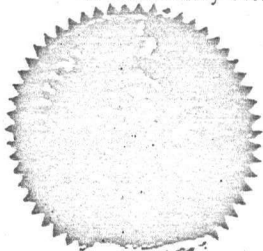
to J. Martin Kelly Jr.

who has duly qualified as Executor

and has agreed to administer the estate according to law, all of which fully appears of record in my Office at Dauphin County Court House, Harrisburg, Pennsylvania.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of my Office the

16th day of November 19 81



Robert L. Lanoreaux
2nd Deputy Register of Wills

EXHIBIT B

residue and remainder of my estate, real, personal and

Last Will and Testament

OF

JOHN MARTIN KELLY, SR.

I, JOHN MARTIN KELLY, SR., of the Township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, being of sound and disposing mind, memory and understanding, do make, publish and declare this my Last Will and Testament, hereby revoking and making void any and all will or wills by me at any time heretofore made.

As to such estate as I possess at the time of my decease, I dispose of in manner as follows:

ITEM I. My Executor shall pay from the residue of my estate all my debts, funeral expenses, administration expenses, and all estate, inheritance, succession, and transfer taxes imposed by the United States or any state, territory, or possession which shall become payable by reason of my death. It shall not be necessary to file any claims therefor, nor to have them allowed by any court; provided that no proceeds from a qualified employee benefit or retirement plan which may become part of my estate shall be used to pay debts, claims, taxes or administration expenses.

ITEM II. I give, devise and bequeath all of the rest, residue and remainder of my estate, real, personal and

LAST WILL AND TESTAMENT

OF

JOHN MARTIN KELLY, SR.

mixed, of whatsoever kind and nature, and wheresoever situate at the time of my decease, unto my wife, VIRGINIA DRESSER KELLY, provided, however, that she survives me and is living sixty (60) days after the date of my decease.

ITEM III. If and in the event that VIRGINIA DRESSER KELLY does not survive me and is not living sixty (60) days after the date of my decease, then and in such event I give, devise and bequeath all of the rest, residue and remainder of my estate, real, personal and mixed, of whatsoever kind and nature, and wheresoever situate at the time of my decease unto my son, J. MARTIN KELLY, JR.

ITEM IV. If and in the event that I am not survived by my wife VIRGINIA DRESSER KELLY or my son, J. MARTIN KELLY, JR., then and in such event I give, devise and bequeath all the rest, residue and remainder of my estate, real, personal and mixed, of whatsoever kind and nature, and wheresoever situate at the time of my decease unto my grandchildren, ROBIN ANN KELLY, PAMELA SUSAN KELLY and JILL DRESSER KELLY, per stirpes.

ITEM V. I hereby nominate, constitute and appoint J. MARTIN KELLY, JR., Executor, of this my Last Will and Testament, to serve without bond or security, and I hereby authorize, empower and direct him to sell and convey, by

OF

JOHN MARTIN KELLY, SR.

good and sufficient deed, in fee simple estate, any and all of my real estate, at public or private sale, for such price or prices, upon such terms and conditions, as in his judgment is best for my estate, and to that end to sign, seal, execute, acknowledge and deliver all deeds or other instruments necessary therefor, as effectively as I could do if I were personally present.

If and in the event that J. MARTIN KELLY, JR., does not survive me, and is not living sixty (60) days after the date of my decease, or does not complete his duties as Executor, then and in such event, I hereby nominate, constitute and appoint JOHN D. KILLIAN, Executor of this my Last Will and Testament, to serve without bond or security, and I hereby authorize, empower and direct him as Executor to sell and convey, by good and sufficient deed, in fee simple estate, any and all of my real estate, at public or private sale, for such price or prices, upon such terms and conditions, as in his judgment is best for my estate, and to that end to sign, seal, execute, acknowledge and deliver all deeds or other instruments necessary therefor, as effectively as I could do if I were personally present.

OF

JOHN MARTIN KELLY, SR.

IN WITNESS WHEREOF, I, JOHN MARTIN KELLY, SR., the Testator, have to this my Last Will and Testament, typewritten on four (4) consecutively numbered pages, set my hand and seal this 7th day of February, 1981.

John Martin Kelly ^{SR} (SEAL)
JOHN MARTIN KELLY, SR.

Signed, sealed, published and declared by the above named JOHN MARTIN KELLY, SR., as and for his Last Will and Testament, in the presence of us, who have hereunto subscribed our names at his request, as witnesses hereto, in the presence of the said Testator, and of each other.

Thomas W. Scott residing at RD2 Dauphin Pa.

Gene V Penny residing at Greenwood Ct. Getta Hlg, Pa.

ACKNOWLEDGEMENT AND AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA)
) SS.:
COUNTY OF DAUPHIN)

The Testator and the witnesses whose names are sub-
scribed to the foregoing instrument, being first duly sworn
and qualified according to law, do hereby declare to the
undersigned authority that the Testator signed and executed
the instrument as his last Will, that he signed willingly,
that he executed it as his free and voluntary act for the
purposes therein expressed, that each of the witnesses, in
the presence and hearing of the Testator, signed the Will as
witnesses, and that to the best of their knowledge the
Testator was at that time eighteen years of age or older, of
sound mind, and under no constraint or undue influence.

John Martin Kelly, SR
Testator

Thomas W. Scott
Witness

Jane Y. Perry
Witness

Sworn to, subscribed and acknowledged before me by the
above named Testator and witnesses this 7th day of
February, 1981.

Bernice M. Linsenbach (SEAL)
Notary Public

BERNICE M. LINSENBACH
Harrisburg, Dauphin Co., PA
My Commission Expires April 30, 1981

DOCUMENT NO.

REEL 1469 MAC 1741

QUIT CLAIM DEED
STATE BAR OF WISCONSIN -- FORM 3
THIS SPACE RESERVED FOR RECORDING DATA

5564331

REGISTER'S OFFICE
Milwaukee County, WI } SS
RECORDED AT 8:10 PM

SEP 16 1982
REEL 1469 IMAGE 1741
REGISTER
OF DEEDS

Michael A. Ziarnik and Anne D. Ziarnik,
husband and wife.

quit-claims to Gary W. Taxman and Marcia C. Taxman,
husband and wife.

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

RETURN TO James S. Levin, Esq.
Box 153

Tax Key No. 059-0251

Lot Five (5) in Block Three (3) in FOX POINT SUBDIVISION, being
a Subdivision of part of the South West One-quarter (1/4) of Section
Nine (9), in Township Eight (8) North, Range Twenty-two (22) East,
in the Village of Fox Point.

DOC # 5564331 #
RECORD 4.00
B CASH B 314.50
#91061 C001 R01 T15:14
SEP 16 82

Exempt § 77.25(3)

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

Dated this 15th day of September, 1982

(SEAL)

Anne D. Ziarnik

(SEAL)

Anne D. Ziarnik, individually
and as attorney-in-fact for
Michael A. Ziarnik

(SEAL)

AUTHENTICATION

Signatures authenticated this _____ day of _____, 19____

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County.

Personally came before me, this 15th day of
September, 1982 above named Anne D.
Ziarnik, individually and as
attorney-in-fact for Michael
A. Ziarnik

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

James S. Levin, Esq.

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

Notary Public Wisconsin
My Commission is permanent (If not, state expiration
date: Expires 4/19____)

(Signatures may be authenticated or acknowledged. Both
are not necessary.)
The use of witnesses is optional.

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

NAME CHANGE

059-0251

400

DOCUMENT NO.

REEL 1269 ^{MAC} 10

STATE BAR OF WISCONSIN - FORM 11
LAND CONTRACT - Individual and Corporate
THIS SPACE RESERVED FOR RECORDING DATA

5374293

REGISTER'S OFFICE } SS
Milwaukee County, Wis. }
RECORDED AT-8 05 AM

DEC 28 1979
REEL 1269 IMAGE 10-11

Wm. C. ...
REGISTER OF DEEDS

RETURN TO
deVries, Vlasak & Schallert, S.C.
700 N. Water St., Suite 1100
Milwaukee, WI 53202

Tax Key # 059 0251

This is homestead property.

CONTRACT, by and between John Martin Kelly and Virginia Dresser Kelly, his wife

and Michael A. Ziarnik and Anne D. Ziarnik, his wife as joint tenants with right of survivorship.

herein called Vendor, whether one or more,
herein called Purchaser, whether one or more,
WITNESSETH: That the Vendor, in consideration of the payments to be made and the covenants and agreements by the Purchaser to be performed, as hereinafter set forth, hereby sells and agrees to convey unto the Purchaser, upon the prompt and full performance by the Purchaser of the covenants and agreements of this contract to be by the Purchaser performed, the following described real estate in Milwaukee County, State of Wisconsin:

Lot numbered Five (5) in Block numbered Three (3), in Fox Point Subdivision, being a Subdivision of part of the South West One-Quarter (1/4) of Section numbered Nine (9), in Township numbered Eight (8) North, Range numbered Twenty-two (22) East, in the Village of Fox Point

1012 E. Churchill La.

together with all buildings, improvements, fixtures and appurtenances, now or hereafter erected thereon, including all screen and storm doors and windows, attached mirrors, fixtures, shades, attached floor covering, hot water heater, furnace, and light fixtures which shall be apart of the real estate, as well as the stove, dishwasher, refrigerator in basement, outdoor pool, attachments and accessories, curtains in bathroom, kitchen, back hall, half length of powder room and second floor bedroom, and power lawnmower. However, 3 small evergreen trees in rear yard, 3 door knockers, 3 kitchen light fixtures, kitchen refrigerator, fire place tools and andirons, and curtains in master bedroom, living room, dining room, den and powder room are not included in this sale and will be removed by Vendor along with all other items not listed above.

The Purchaser in consideration of the covenants and agreements herein made by the Vendor, agrees to purchase the above described premises, and to pay therefore to the Vendor at 821 Sequoia Drive, Harrisburg, PA. 17109, or as Vendor may otherwise notify Purchaser, the sum of \$85,000.00, as follows: \$6,000.00 at the execution hereof, the receipt of which is hereby acknowledged, and the balance of \$79,000.00, together with interest on such portions thereof as shall remain from time to time unpaid at the rate of 10% per annum until paid in full, as follows: said principal and interest shall be payable in monthly installments beginning on the 15th day of January, 1980, of not less than \$600.00 per month, during the first and second years and \$650.00 per month during the third, fourth and fifth years, with additional installments of not less than \$1,500.00 to be paid in addition to and along with the monthly installments due in the twelfth, twenty-fourth, thirty-sixth, forty-eighth, and sixtieth months, provided the entire purchase price and interest shall be fully paid within five years from the date hereof.

Purchaser further agrees, unless excused by Vendor, to pay monthly payments sufficient reasonably to anticipate the payment of taxes, special assessments, fire and extended coverage premiums and such other insurance premiums as Vendor may require, and Purchaser agrees to make such payments to the Vendor and hereby authorizes Vendor to apply the same in payment of such items.

FEE
77.22(2)
EXEMPT

DOC # 5374293 #
RECORD 3.00
CASH D 3.00

Said payments shall be applied first to interest on the unpaid balance at the rate herein specified and then to principal. Any amount may be prepaid without premium or fee upon principal at any time, and interest shall be calculated at all times on the unpaid balance on the daily rate basis at 1.360 of the annual rate.

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

The Purchaser hereby states that he is satisfied with the title as shown by the abstract title insurance commitment submitted to him for examination; the Vendor agrees to deliver the abstract title insurance policy to the Purchaser when the full purchase price hereunder shall have been paid. The Purchaser agrees to pay the cost of later continuations of abstract title insurance.

The Vendor shall furnish the Purchaser thirty days prior to the date of ultimate closing, and the Purchaser shall accept as a sufficient showing of title insurance commitment for an owner's policy of title insurance in the sum of the purchase price, the Purchaser to be named as the assured, to be written by a title insurance company, and guaranteeing the Vendor's title in the condition called for by this agreement, or (2) a merchantable abstract showing the Vendor's title in the condition called for by this agreement. If an abstract is furnished, the Purchaser shall notify the Vendor, in writing, of any objections to title within ten (10) days after receipt of such abstract, and the Vendor shall then have a reasonable time within which to rectify the title or furnish a title policy as above described.

The Purchaser shall be entitled to take possession of said premises on January 12, 1980. In case possession is to be obtained by the Vendor, he shall have a reasonable time after such date in which to remove any occupant. The Purchaser shall be entitled to remain in possession as long as he performs all covenants and agreements herein mentioned on his part to be performed and no longer.

59-0251

300

The Purchaser covenants and agrees as follows:

1. To pay before they become delinquent all taxes and assessments, now or hereafter assessed or levied against and on the real estate described in this contract and to deliver to the Vendor receipts evidencing due payment thereof.
2. To keep said premises insured for fire and extended coverage for at least the sum of \$ 85,000.00 to pay the premiums thereon when due, and to comply with insurance provisions, if any, in insurance companies approved by the Vendor with loss payable to the Vendor as interest may appear, and all policies covering said premises shall be deposited with and held by the Vendor.
3. To keep the premises in good condition and repair.
4. To keep the premises free from liens superior to the lien of this contract, or the rights of the Vendor in the premises.
5. Not to commit waste nor suffer waste to be committed.
6. Not to do any act which shall impair the value thereof.
7. To use said premises as their residence and not to sublet or rent all or any part of the premises.

In case any such taxes or assessments remain unpaid after they become delinquent, or in case of failure to keep the premises so insured, the approved policies deposited, or the insurance premiums paid, or to keep the same in good condition and repair, free from liens and waste, the Vendor may cure such defaults, and all sums so paid shall immediately be repaid to the Vendor and shall, unless so repaid, be added to and deemed part of the purchase price, and bear interest at the rate aforesaid.

The Vendor hereby agrees that in case the aforesaid purchase price with the interest and other moneys shall be fully paid and all the conditions herein provided shall be fully performed at the times and in the manner above specified, he will on demand, thereafter cause to be executed and delivered to the Purchaser, a good and sufficient Warranty Deed, in fee simple, of the premises above described, free and clear of all legal liens and encumbrances, except any liens or encumbrances created by the act or default of the Purchaser, and except: easements, ordinances, and restrictions of record.

The Purchaser hereby covenants and agrees that time shall be deemed to be of the essence of this contract and in case of default in the payment of any principal or interest when the same shall become due, or in the performance of any of the conditions, covenants, or promises by the Purchaser herein to be kept or performed, and such default shall continue for a period of 30 days, then the Vendor may, at his option, declare the contract at an end, all rights of the Purchaser under this agreement cancelled, and the amounts paid by the Purchaser hereunder forfeited, the same to remain the Vendor's property as rental of said premises and as liquidated damages for the failure completely to fulfill this agreement, and the Vendor shall forthwith and without notice have the right of re-entry; or, at the option of the Vendor and without notice to the Purchaser, notice being hereby expressly waived, the whole amount of unpaid principal shall be deemed to have become due and payable, in case such option shall be exercised, the unpaid principal and interest together with all sums which may be or have been paid by the Vendor as herein authorized with interest on such disbursements at the rate aforesaid shall be collectible in a suit at law, or by foreclosure of this contract in the same manner as if the whole of said unpaid principal had been due at the time when any such default occurred, and the indebtedness shall embrace, with said unpaid principal and interest, all the sums so disbursed with interest as aforesaid.

In case of legal proceedings in enforcement of any remedy hereunder, whether abated or not, all expenses, including reasonable attorney's fees, shall be added to the principal, become due as incurred, and in case of judgment shall be included therein.

Upon the commencement or during the pendency of any action of foreclosure of this contract, the court may appoint a receiver of the premises, including homestead interest, and may empower the receiver to collect the rents, issues, and profits of said premises during the pendency of such action, and may order such rents, issues, and profits when so collected, to be held and applied as the court shall, from time to time, direct.

All terms, conditions, covenants, warranties and promises herein shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the vendor and the purchaser. If not an owner of the property the spouse of the vendor for a valuable consideration joins herein to release homestead rights in the subject property and agrees to join in the execution of the deed to be made in fulfillment hereof. Purchaser shall not assign, sell, mortgage or pledge as security their interest in the premises and this land contract without the written consent of Vendor.

Executed at Fox Point, Wisconsin this 21st day of December 1979.

SIGNED AND SEALED IN PRESENCE OF

John Martin Kelly (SEAL)
John Martin Kelly

Virginia Dresser Kelly (SEAL)
Virginia Dresser Kelly

Michael A. Ziarnik (SEAL)
Michael A. Ziarnik

Anne D. Ziarnik (SEAL)
Anne D. Ziarnik

AUTHENTICATION

Signatures of John Martin Kelly, Virginia Dresser Kelly, Michael A. Ziarnik and Anne D. Ziarnik authenticated this 21st day of December 1979

John A. Palenz
John A. Palenz
Title: Member State Bar of Wisconsin or Other State
Authorized under Sec. 206.05, Wis. Stats.

STATE OF WISCONSIN Milwaukee County, ss. Personally came before me, this day of December 1979 the above named

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

This instrument was drafted by deVries, Vlasak & Schallert, S.C. by Attorney John A. Palenz Notary Public County, Wis. My Commission (Expires) (Is)

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

12/10/86 JLR

Now:

Steven H. Lewensohn &

Wendy K. Lewensohn

1012 E. Churchill la.

MEMO

2/18/80

from

J. MARTIN KELLY

Please send my
receipted bill to
my new address

Jmkelly

4507 SEQUOIA DR Apt A-201
HARRISBURG, PA
17109

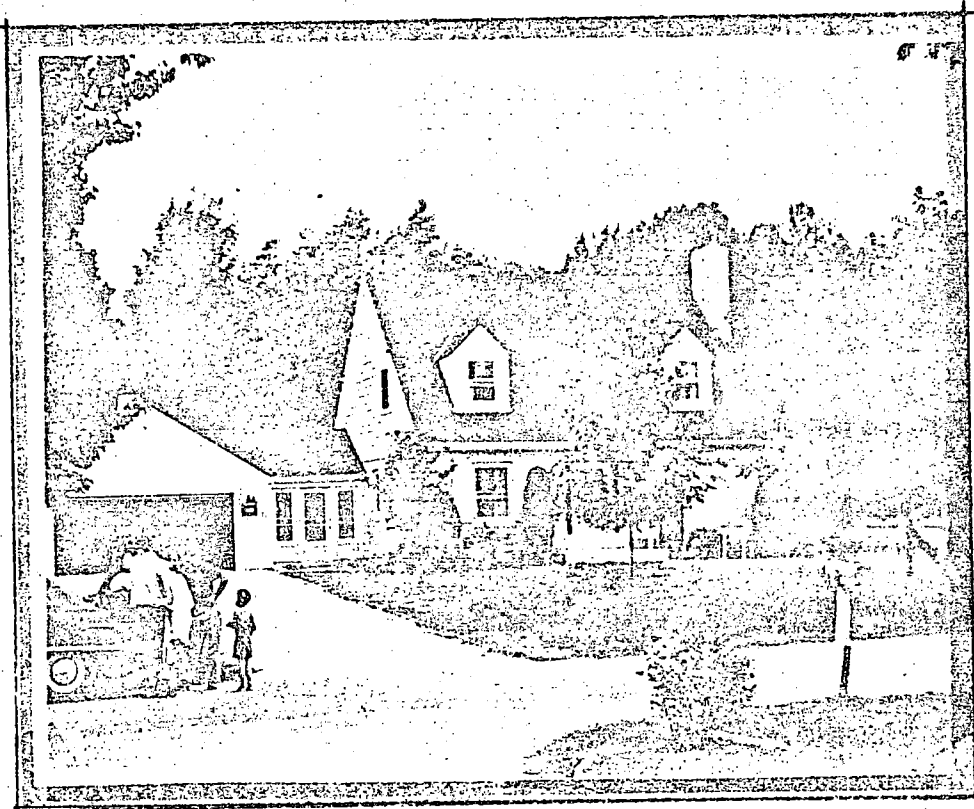
FOR 59-0251

1012 E CHURCHILL LANE

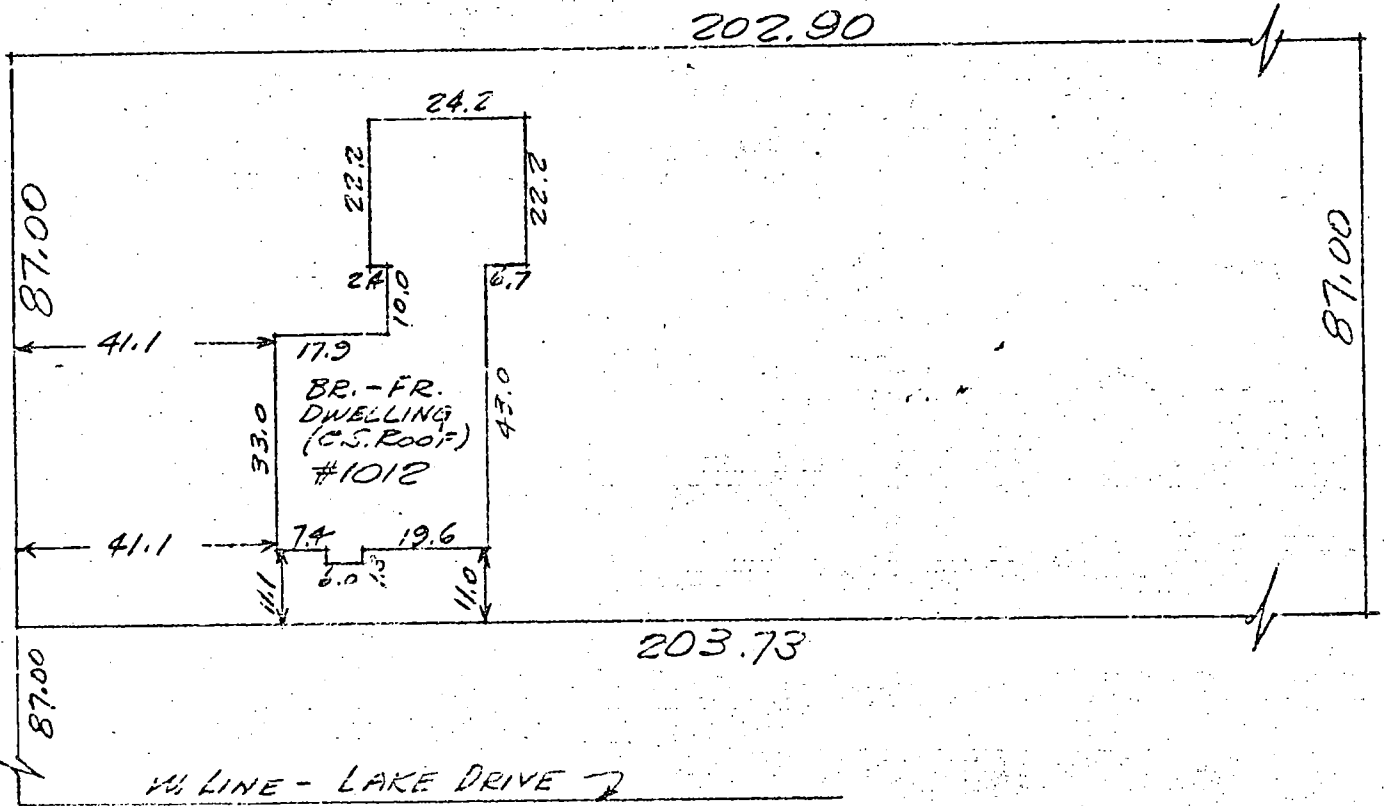
PLAT OF SURVEY

LOT 5 - BLOCK 3 - FOX POINT SUBDIVISION
 BEING PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22
 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

LOCATED AT 1012 EAST CHURCHILL LANE



E. CHURCHILL LANE
(MACADAM ROADWAY)



OWNERS: J. Martin Kelly and Virginia D. Kelly

7618 HARWOOD AVE.
 WAUWATOSA, WIS.

Surveyed and Drawn by

WALTER J. CONNELL, INC.

Civil Engineer and Surveyor

PHONE
 BLUEMOUND 8-1380

SURVEYED FOR

First Wis. Nat'l. Bank
 Home Loan Dept.
 2102 W. Fond du Lac Ave.
 Milwaukee, 6, Wis.

WE CERTIFY that we 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 and location of buildings and other improvements on said property and the correct measurements thereof.

Date August 29, 1955 *Walter J. Connell* (D.S.)
 REGISTERED PROFESSIONAL ENGINEER NO. 955 - STATE OF WISCONSIN

Job No. 59-6685

FOX POINT SUBDIVISION

LOT 5

BLK 3