



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

VILLAGE OF FOX POINT PROPERTY MAINTENANCE COMPLIANCE NOTICE

Property Owner ANTHONY + THERESA PETERSEN
Address 1045 E THORN LANE

Date 28 MAY 02

The Village's goal is to inspect the exterior of all properties within the Village to ensure compliance with the Village's Property Maintenance Code. An inspection of your property has revealed that your property does not adhere to Village code in the following area(s):

Description

Comments

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Other

OK SJ

Pursuant to section 33.7 of the Village code, the Village hereby requests that you bring the above referenced items into code compliance by _____. Please be aware that failure to comply with this notice will result in a citation to appear in municipal court.

Please feel free to contact the Village should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

QUIT CLAIM DEED

RECORDED
04/06/2016 02:39PM

Nicole C. Acker quit claims to Brian D. Acker and Nicole C. Acker
the following described real estate in Milwaukee County, State of Wisconsin:

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00

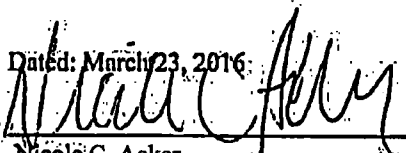
FEE EXEMPT #: 77.25 (8M)
0
***This document has been electronically recorded and returned to the submitter. **

RETURN TO:
Nicole C. Acker
1045 E. Thorne Ln.
Fox Point, WI 53217

Tax Parcel No. **095-9991-000**

ALL THAT PART OF LOT 9, IN THE SOUTHEAST ¼ OF SECTION 16, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A POINT WHICH IS 387.30 FEET SOUTH 89°58' EAST OF A POINT WHICH IS 390.92 FEET SOUTH 0°42' WEST ON THE CENTER LINE OF SAID SECTION 16; THENCE NORTHEASTERLY 40.01 FEET ALONG A CURVED LINE WHOSE CENTER IS TO THE EAST AND WHOSE RADIUS IS 499.10 FEET (THE LONG CHORD OF WHICH CURVE BEARS NORTH 24°47' EAST 40 FEET) TO A POINT; THENCE NORTHWESTERLY 321.80 FEET ALONG A CURVED LINE WHOSE CENTER IS TO THE SOUTH AND WHOSE RADIUS IS 130.30 FEET (THE LONG CHORD OF WHICH CURVE BEARS NORTH 43°40' WEST 246.03 FEET) TO A POINT, SAID LAST TWO DESCRIBED COURSES BEING ON AND ALONG THE CENTER LINE OF EAST THORNE LANE 50 FEET IN WIDTH, AND THAT PORTION OF SAID 50 FEET STRIP LYING WITHIN THE BOUNDARIES OF THE PREMISES HEREIN DESCRIBED; THENCE SOUTH 15°24' WEST 178.15 FEET TO A POINT; THENCE SOUTH 77°59' EAST 204.86 FEET TO THE PLACE OF BEGINNING.

This is homestead property.

Dated: March 23, 2016


Nicole C. Acker

AUTHENTICATION

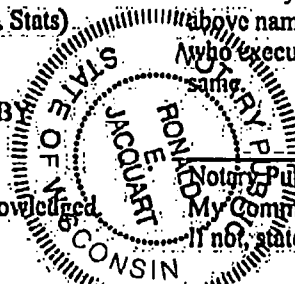
Signature(s)
authenticated this TITLE: MEMBER STATE BAR
OF WISCONSIN
(If not, authorized by § (4,6) 706.06, Wis. Stats)

ACKNOWLEDGEMENT

State of Wisconsin
SS:
Milwaukee County
Personally came before me this 23rd day of March, 2016 the
above named Nicole C. Acker, to me known to be the person(s)
who executed the foregoing instrument and acknowledge the
same.

THIS INSTRUMENT WAS DRAFTED BY
Attorney Ronald E. Jacquart

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



Notary Public Milwaukee County, Wisconsin
My Commission is permanent.
If not, state expiration date:

RECORDED
04/10/2014 01:01PM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00
TRANSFER FEE: \$1,410.00
FEE EXEMPT #: 0
0

This document has been electronically recorded and returned to the submitter.

(State Bar of Wisconsin Form 1 - 2003)
WARRANTY DEED

Document Number

Document Name

**THIS DEED, made between
Anthony A. Peterson and Theresa M. Peterson, husband and wife**

("Grantor," whether one or more), and
Nicole Acker a married person


("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): **See Attached Exhibit A**

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, present uses of the Property in violation of the foregoing disclosed in the Grantor's (Seller's) Real Estate Condition Report, if any, and in the Offer to Purchase for the Property between the Grantor and Grantee, if any, and general taxes levied in the year of closing and will warrant and defend the same.

Dated March 19 2014



* Theresa M. Peterson (SEAL)



* Anthony A. Peterson (SEAL)

(SEAL)

(SEAL)

Recording Area

Name and Return Address
Nicole Acker
1045 E. Thorne Lane
Fox Point, WI 53217

095-9991

Parcel Identification Number (PIN)

This is homestead property.

AUTHENTICATION

Signature(s) _____

authenticated on _____

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

THIS INSTRUMENT DRAFTED BY:
Jennifer I Klug, scrivener / M702295
Knight Barry Title, Inc.



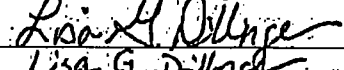
ACKNOWLEDGMENT

STATE OF Florida)

Lee) ss.
COUNTY)

personally came before me on March 19, 2014
the above-named Theresa M. Peterson

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



* Lisa G. Dillinger
Notary Public, State of Florida

My commission (is permanent)(expires: April 7, 2015)

(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
*Type name below signatures.

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

Knight Barry Title Group • www.knightbarry.com





VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

Property Owner: Peterson

Date: 6/28/12

Address: 1045 E Thorn

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

OK

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

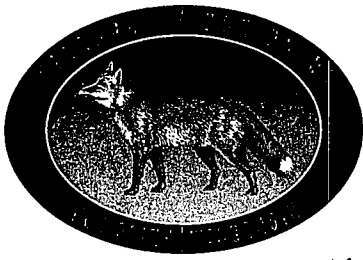
Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**

THIS NOTICE WAS DELIVERED BY CERTIFIED & REGULAR MAIL



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Petersen

Date: 6/28/11

Address: 1045 E Thorn

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

ok

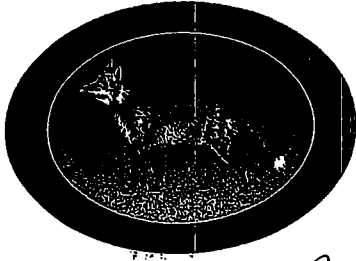
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

Property Owner: Peterson

Date: 7/15/10

Address: 1045 E Thorn Ln

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

OK

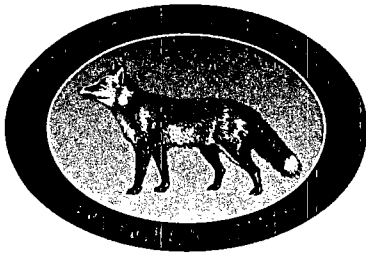
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

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VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN
VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Peterson
Address: 1045 E. Thom Ln

Date 2/10/09

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

Description Comments/Code Reference

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

OK

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Petersen
Address: 1045 E. Thom Ln

Date 8/13/08

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

<u>Description</u>	<u>Comments/Code Reference</u>
<input type="checkbox"/> Fences	
<input type="checkbox"/> Decks	
<input type="checkbox"/> Retaining Walls	
<input type="checkbox"/> Accessory Buildings	
<input type="checkbox"/> Dwelling Exterior	<i>OK</i>
<input type="checkbox"/> Litter	
<input type="checkbox"/> Grass	
<input type="checkbox"/> Dead Trees	
<input type="checkbox"/> Exterior Storage	
<input type="checkbox"/> Unenclosed Storage	
<input type="checkbox"/> Other	

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner Peterson
Address 1045 E. Truman

Date 8/29/05

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

<u>Description</u>	<u>Comments/Code Reference</u>
<input type="checkbox"/> Fences	oh
<input type="checkbox"/> Decks	
<input type="checkbox"/> Retaining Walls	
<input type="checkbox"/> Accessory Buildings	
<input type="checkbox"/> Dwelling Exterior	
<input type="checkbox"/> Litter	
<input type="checkbox"/> Grass	
<input type="checkbox"/> Dead Trees	
<input type="checkbox"/> Exterior Storage	
<input type="checkbox"/> Unenclosed Storage	
<input type="checkbox"/> Other	

Pursuant to section 33.7 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

Property Owner Anthony Theresa Petersen
Address 10456 Thorn Ln

Date 5/30/03

The Village's goal is to inspect the exterior of all properties within the Village to ensure compliance with the Village's Property Maintenance Code. An inspection of your property has revealed that your property does not adhere to Village code in the following area(s):

Description

Comments

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Other

OK

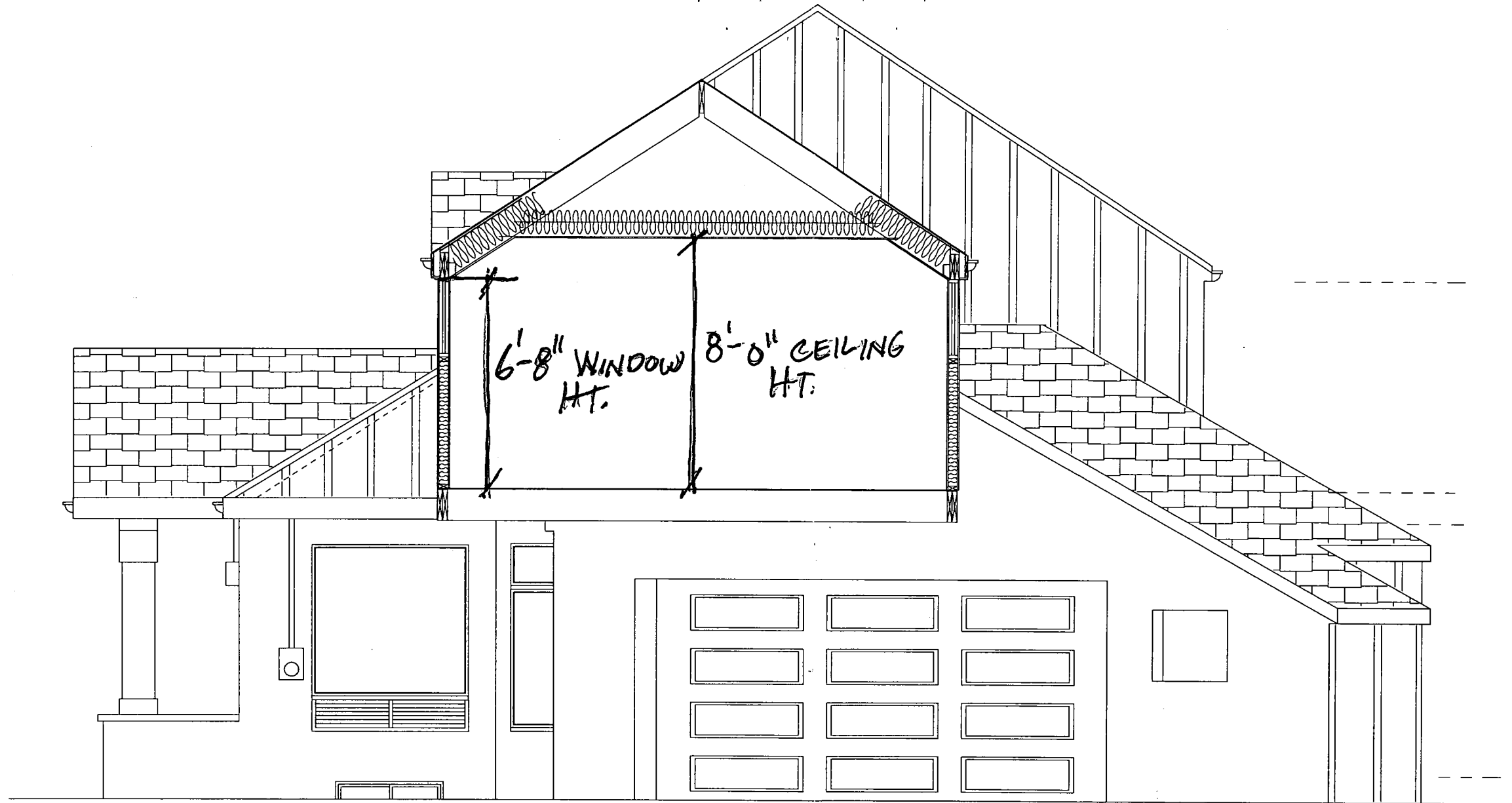
Pursuant to section 33.7 of the Village code, the Village hereby requests that you bring the above referenced items into code compliance by _____. Please be aware that failure to comply with this notice will result in a citation to appear in municipal court.

Please feel free to contact Lindsay Kaufmann should you have any questions concerning this notice.

Sincerely,

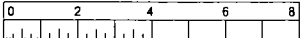


Property Maintenance Inspector




SECTION 2

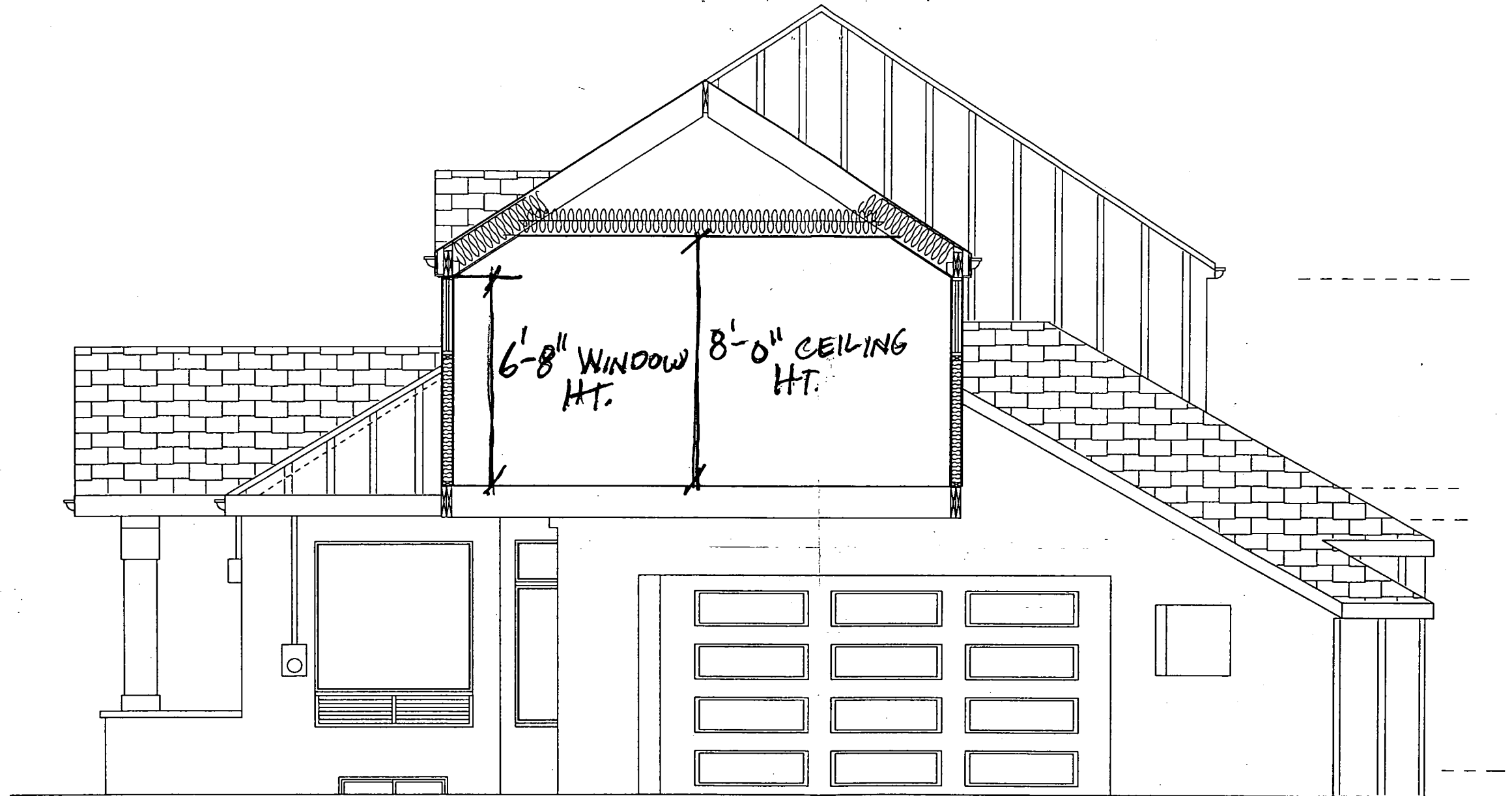
THESE DRAWINGS AND DESIGNS THEREIN ARE THE EXCLUSIVE PROPERTY OF B&E GENERAL CONTRACTORS, INC. ANY USE OR REPRODUCTION OF SAME WITHOUT WRITTEN CONSENT FROM B&E GENERAL CONTRACTORS, INC. WILL RESULT IN LEGAL ACTION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL BUILDING CODES. ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE REPORTED TO B&E GENERAL CONTRACTORS, INC.

SCALE: 

© COPYRIGHT - B&E GENERAL CONTRACTORS, INC. 1997
 ALTHOUGH EVERY EFFORT BY THE B&E GENERAL CONTRACTORS, INC. DESIGN STAFF HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY THE CONTRACTORS AND/OR CARPENTERS MUST CHECK ALL DETAILS, DIMENSIONS AND STRUCTURAL MEMBERS AND BE RESPONSIBLE FOR SAME.

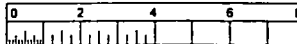
TONY & REESE PETERSON
 1045 E. THORNE LANE
 FOX POINT, WI 53217
 352-0851

REVISIONS	 <small>GENERAL CONTRACTORS, INC.</small> <small>8051 N. GREENWAY RD. GLENDALE, WI 53229</small> <small>OFFICE: 351-5554 FAX: 352-8162</small>	
	DATE	PAGE
	2/10/03	
	DRAWN BY	
	JDB	



SECTION 2


THESE DRAWINGS AND DESIGNS THEREIN ARE THE EXCLUSIVE PROPERTY OF B&E GENERAL CONTRACTORS, INC. ANY USE OR REPRODUCTION OF SAME WITHOUT WRITTEN CONSENT FROM B&E GENERAL CONTRACTORS, INC. WILL RESULT IN LEGAL ACTION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL BUILDING CODES. ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE REPORTED TO B&E GENERAL CONTRACTORS, INC.

SCALE: 

© COPYRIGHT - B&E GENERAL CONTRACTORS, INC. 1997

ALTHOUGH EVERY EFFORT BY THE B&E GENERAL CONTRACTORS, INC. DESIGN STAFF HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY THE CONTRACTORS AND/OR CARPENTERS MUST CHECK ALL DETAILS, DIMENSIONS AND STRUCTURAL MEMBERS AND BE RESPONSIBLE FOR SAME

TONY & REESE PETERSON
 1045 E. THORNE LANE
 FOX POINT, WI 53217
 352-0851

REVISIONS	 <small>B&E GENERAL CONTRACTORS, INC. 1001 N. GREENWAY RD. CLERMONT, WI 53009 OFFICE: 314-5506 FAX: 352-0851</small>
	DATE
	2/10/03
	DRAWN BY
	JDB
	PAGE

095-9991

428 (4/9/86)

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

Wisconsin Bankers Association 1986

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.)

(Revised for Wisconsin Marital Property Act.)

E. Campion Kersten, a single person

("Mortgagor")

whether one or more mortgages, conveys and warrants to CATHOLIC FAMILY LIFE INSURANCE

("Lender")

in consideration of the sum of One Hundred Sixty Thousand and 00/100 Dollars (\$ 160,000.00)

loaned or to be loaned to Mortgagor

("Borrower", whether one or more),

evidenced by Borrower's note(s) or a promissory note dated October 5, 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").

REGISTRAR'S OFFICE

Milwaukee County, WI

RECORDED AT -2:45 PM

OCT 19 1988 1399

REEL 2265 IMAGE 1400

REGISTER OF DEEDS

RETURN TO

Catholic Family Life Insurance P.O. Box 11563 Milwaukee, WI 53211

095-9991

1. Description of Property. (The Property is the homestead of Mortgagor.) Tax Key # 095-9991

All that part of Lot 19, in the Southeast 1/4 of Section 16, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, more particularly described by metes and bounds as follows: Commencing at a point which is 367.30 feet South 89° 56' East of a point which is 390.92 feet South 0° 42' West on the center line of said Section 16; thence Northeasterly 40.01 feet along a curved line whose center is to the East and whose radius is 499.10 feet (the long chord of which curve bears North 24° 47' East 40 feet) to a point; thence Northwesterly 321.80 feet along a curved line whose center is to the South and whose radius is 130.30 feet (the long chord of which curve bears North 43° 40' West 246.03 feet) to a point, said last two described courses being on and along the center line of East Thorn Line 50 feet in width, and that portion of said 50 feet strip lying within the boundaries of the premises herein described, thence South 15° 24' West 178.15 feet to a point; thence South 77° 59' East 204.86 feet to the place of beginning.

6219213

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 NONE

3. Escrow. Interest will not 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 5th day of October, 1988.

SEE REVERSE SIDE FOR ADDITIONAL PROVISIONS

(NAME OF CORPORATION OR BY)

By: (PRESIDENT OR SECRETARY OR)

Attest: (SEAL)

(SECRETARY OR)

E. Campion Kersten (SEAL)

E. Campion Kersten, a single person

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGMENT

Signatures of

authenticated this day of 19

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

This instrument was drafted by

Doreen Broadbent

STATE OF WISCONSIN

Milwaukee

This instrument was acknowledged before me on October 5, 1988, by E. Campion Kersten, a single person

(Name(s) of person(s))

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

Doreen Broadbent

Notary Public, Milwaukee County, Wis. My Commission Expires (ts) September 8, 1991

*Type or print name signed above.

13077DJ

10

6219212

REGISTER'S OFFICE Milwaukee County, WI

RECORDED AT 2:45 PM W

OCT 19 1988

REEL 2265 IMAGE 1398

With Copy REGISTER OF DEEDS

This Deed, made between Wayne N. Hansen, also known as, Wayne T. Hansen and Beverly Hansen, also known as, Beverly J. Hansen, Husband and Wife, Grantor, and E. Campion Korsten, a single person, Grantee,

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

RETURN TO Catholic Family Life Insurance 1578 E. Capitol Drive Milwaukee, WI 53211

Tax Parcel No: 095-9991

All that part of Lot 9, in the Southeast 1/4 of Section 16, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, more particularly described by metes and bounds as follows: Commencing at a point which is 367.30 feet South 89° 56' East of a point which is 390.92 feet South 0° 42' West on the center line of said Section 16; thence Northeasterly 40.01 feet along a curved line whose center is to the East and whose radius is 499.10 feet (the long chord of which curve bears North 24° 47' East 40 feet) to a point; thence Northwesterly 321.80 feet along a curved line whose center is to the South and whose radius is 130.30 feet (the long chord of which curve bears North 43° 40' West 246.03 feet) to a point, said last two described courses being on and along the center line of East Thorn Lane 50 feet in width, and that portion of said 50 feet strip lying within the boundaries of the premises herein described, thence South 15° 24' West 178.15 feet to a point; thence South 77° 59' East 204.86 feet to the place of beginning.

TRANSFER \$ 6.50 (20) FEE

NAME CHANGE

6219212 RECORD 4.00 651.00

This is homestead property. (is) (X) (MCMXX)

Together with all and singular the hereditaments and appurtenances thereunto belonging; And 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 serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of the closing and will warrant and defend the same.

Dated this 5th day of October, 1988

Beverly J. Hansen (SEAL) Beverly Hansen, AKA Beverly J. Hansen (SEAL)

Wayne N. Hansen, AKA Wayne T. Hansen (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) authenticated this day of 19

STATE OF WISCONSIN Milwaukee County, ss. Personally came before me this 5th day of October, 1988, the above named Wayne N. Hansen, AKA Wayne T. Hansen and Beverly Hansen, AKA Beverly J. Hansen

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.04, Wis. Stats.)

THIS INSTRUMENT WAS CREATED BY Michael C. Speech

to me known to be the person who executed the foregoing instrument and acknowledge the same. Michael C. Speech Notary Public Milwaukee County, Wis. My Commission is permanent. (If not, state expiration date: January 28, 1990.)

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

1307701

NAME CHANGE DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-1988 WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

095-9991

5921844

REGISTER'S OFFICE Milwaukee County, WI REDORED AT 11:15 AM

JUN - 5 1986 REEL 1892 IMAGE 666

Walter Campbell REGISTER OF DEEDS

10

1045 E Thorn La.

This Deed, made between Robert J. Ferber and Christine M. Ferber, husband and wife... Grantor, and Wayne T. Hansen and Beverly Hansen, husband and wife.

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

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

All that part of Lot Nine (9), in the South East One-quarter (1/4) of Section Sixteen (16), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, more particularly described by metes and bounds as follows: Commencing at a point which is 367.30 feet South 89° 56' East of a point which is 390.92 feet South 0° 42' West on the center line of said Section 16; thence North Easterly 40.01 feet along a curved line whose center is to the East and whose radius is 499.10 feet (the long chord of which curve bears North 24° 47' East 40 feet) to a point; thence North Westerly 321.80 feet along a curved line whose center is to the South and whose radius is 130.30 feet (the long chord of which curve bears North 43° 40' West 246.03 feet) to a point, said last two described courses being on and along the center line of East Thorne Lane 50 feet inwidth, and that portion of said 50 foot strip lying within the boundaries of the premises herein described, thence South 15° 24' West 178.15 feet to a point; thence South 77° 59' East 204.86 feet to the place of beginning.

RETURN TO The Prudential Insurance Co. of America 100 South Fifth P.O. Box 1629 Minneapolis, MN 55401 Tax Parcel No: 095-9991

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milw County:

Personally came before me this 19 day of May, 1986 the above named Robert J. Ferber

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

Laura Mueller LAURA MUELLER

Notary Public Milwaukee County, WI Comm exps. 8-9-87

TRANSFER

This is homestead property \$480.00 (is) (is not) FEE

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Robert J. Ferber and Christine M. Ferber, husband and 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 29th day of May 1986

(SEAL)

Signature of Robert J. Ferber (SEAL)

Robert J. Ferber

(SEAL)

Signature of Christine M. Ferber (SEAL)

Christine M. Ferber

AUTHENTICATION

Signature(s) of ROBERT J. FERBER & CHRISTINE M. FERBER authenticated this 29th day of MAY 1986

TITLE MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY Carl E. Gleysteen

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

ACKNOWLEDGMENT RECORD

STATE OF WISCONSIN 5921844 4.00 480.00

Personally came before me this day of 19 the above named Christine M. Ferber

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

Notary Public County, Wis. My Commission is permanent. (If not, state expiration date: 19.)

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

095-9991 REEL 1097 IMAG 269

A-33633T

MAR-27-78 996115 * 5197038
MAR-27-78 996115 * 5197038

DOCUMENT NO.

STATE BAR OF WISCONSIN - FORM 2
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

5197038

REGISTER'S OFFICE } SS
Milwaukee County, Wis. }
RECORDED AT 11:15 AM

MAR 27 1978

REEL 1097 IMAG 269

None

REGISTER OF DEEDS

RETURN TO
J.T. HIGLON
1045 E. THORN LN
FOX POINT, WIS. 53217

Tax Key No. 896-8822

ROBERT J. GEIGER and JOY S. GEIGER, husband and wife

conveys and warrants to CHIA CHANG LIU and MEY YEN LIU

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

Lot Five (5) and the South Fifteen (15) feet of Lot Four (4) in Fox Point Estates, being a Subdivision of a part of the South West One-quarter (1/4) of Section Sixteen (16) and a part of the North West One-quarter (1/4) of Section Twenty-one (21) in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

1045 E. Thorn La.

TRANSFER \$93.50 FEE

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

Exception to warranties: 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 closings.

Dated this 17th day of March, 1978

Robert J. Geiger (SEAL)

Joy S. Geiger (SEAL)

AUTHENTICATION

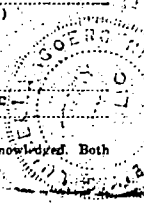
ACKNOWLEDGMENT

Signatures authenticated this day of 19

STATE OF WISCONSIN Milwaukee County, Wis. Personally came before me, this March 17, 1978, the above named Robert J. Geiger and Joy S. Geiger

TITLE: MEMBER STATE BAR OF WISCONSIN (If not authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY Sandra Jandegian for Purteill & Wigdale, Inc.



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

Luicella Goerg Notary Public Milwaukee County, Wis. City Commission is permanent. (If not, state expiration date: 9/2 1979)

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

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

20

DOCUMENT NO.

REEL 1158 MAR 2096

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

5265482

REGISTRAR'S OFFICE
Milwaukee County, Wis.
RECORDED AT 9 23 PM

NOV - 2 1978
REEL 1158 IMAGE 2096

REGISTER OF DEEDS

Commonwealth Savings Bank
811 E. Wisconsin Ave.
Milwaukee, WI 53202

Tax Key No. 025-9991

This Deed, made between CHIA-CHANG LIU, a single person

Grantor and ROBERT J. FERBER and CHRISTINE M. FERBER, his wife

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

1045 E. Thorne La.

All that part of Lot Nine (9), in the South East One-quarter (1/4) of Section Sixteen (16) in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, more particularly described by metes and bounds as follows: Commencing at a point which is 367.30 feet South 89° 56' East of a point which is 390.92 feet South 0° 42' West on the center line of said Section 16; thence North Easterly 40.01 feet along a curved line whose center is to the East and whose radius is 499.10 feet (the long chord of which curve bears North 24° 47' East 40 feet) to a point; thence North Westerly 321.80 feet along a curved line whose center is to the South and whose radius is 130.30 feet (the long chord of which curve bears North 43° 40' West 246.03 feet) to a point, said last two described courses being on and along the center line of East Thorne Lane 50 feet in width, and that portion of said 50 foot strip lying within the boundaries of the premises here in described thence South 15° 24' West 178.15 feet to a point; thence South 77° 59' East 204.86 feet to the place of beginning.

TRANSFER \$145.00 FEE

REC # 5265482 H
RECORD 2.00
RTX 145.00

This is homestead property.

(is) (is not)

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

And Chia-Chang Liu

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 and recorded building restrictions, if any; all assessments and taxes for the year 1978 and all subsequent years.

and will warrant and defend the same.

Dated this 31st day of October, 1978.

(SEAL)

T.H. Liu
Chia-Chang Liu, by Tien Hao Liu,
his attorney in fact

(SEAL)

(SEAL)

AUTHENTICATION

Signatures authenticated this day of 19

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County.

Personally came before me, this 31st day of October, 1978, the above named

TITLE: MEMBER STATE BAR OF WISCONSIN

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

Chia-Chang Liu, a single person, by Tien Hao Liu, his attorney in fact

THIS INSTRUMENT WAS DRAFTED BY

Robert E. Head

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

H. A. ROLA SEEMANN
Milwaukee

Notary Public Milwaukee County, Wis.
My Commission is permanent (If not, state expiration date: September 29, 1979)



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

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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1977

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis. (Job 11884)

200

95-9991 ✓

SEP-18-75 657669 • 4946307 D CA REC *\$2.00
SEP-18-75 657670 • 4946307 D CA REC *\$78.00

DOCUMENT NO. FILE 878 MAR 977

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

4946307

REGISTER'S OFFICE } SS
Milwaukee County, Wis. }
RECORDED AT 215P M

ON SEP 18 1975 IN

Reel 276 Image 477
Walter R. ...

REGISTER OF DEEDS
RETURN TO Bruce Barry, Clayton
4441-71 Oakland Ave. 53211

This Deed, made between
SAMUEL I. WIVIOTT and FANNIE WIVIOTT, his wife

Grantor
and CHIA-CHANG LIU
Grantee,
Witnesseth, That the said Grantor for a valuable consideration

conveys to Grantee the following described real estate in MILWAUKEE County,
State of Wisconsin:

All that part of Lot Nine (9), in the South East One-quarter (1/4) of Section Sixteen (16), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, more particularly described by metes and bounds as follows: Commencing at a point which is 367.30 feet South 89° 56' East of a point which is 390.92 feet south 0° 42' West on the center line of said Section 16; thence North Easterly 40.01 feet along a curved line whose center is to the East and whose radius is 499.10 feet (the long chord of which curve bears North 24° 47' East 40 feet) to a point; thence North Westerly 321.80 feet along a curved line whose center is to the South and whose radius is 130.30 feet (the long chord of which curve bears North 43° 40' West 246.03 feet) to a point, said last two described courses being on and along the center line of East Thorn Lane 50 feet in width, and that portion of said 50 foot strip lying within the boundaries of the premises here in described thence South 15° 24' West 178.15 feet to a point; thence South 77° 59' East 204.86 feet to the place of beginning.

Tax Key # .095-9991
This is homestead property.

TRANSFER
\$ 78.00
FEE

Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining:
And SAMUEL I. WIVIOTT and FANNIE WIVIOTT, 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; Recorded Building Restrictions;
and will warrant and defend the same.
Executed at Shorewood, Wisconsin this 12th day of September 19 75

SIGNED AND SEALED IN PRESENCE OF

Samuel I. Wiviott (SEAL)
Fannie Wiviott (SEAL)

(SEAL)
(SEAL)

Signatures of _____
authenticated this _____ day of _____ 19 _____

Title: Member State Bar of Wisconsin or Other Party
Authorized under Sec. 706.06 viz. _____

STATE OF WISCONSIN
Milwaukee County, Wis.

Personally came before me, this 12th day of September 19 75
the above named Samuel I. Wiviott and Fannie Wiviott, his wife

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

THIS INSTRUMENT WAS DRAFTED BY
Harold J. Bruce

Carl E. Gleysteen
Carl E. Gleysteen

The use of witnesses is optional. Notary Public, Milwaukee County, Wis.
My commission (expires) (to) August 15, 1976

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

Document Number

WARRANTY DEED

095-9991
8040093

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 2:39 PM

03-22-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 10.00

This Deed, made between E. Capmion Kersten and Katherine Conrad-Kersten, husband and wife, Grantors, and Anthony A. Peterson and Theresa M. Peterson, husband and wife, Grantees.
Grantors, for a valuable consideration conveys to Grantees the following described real estate in Milwaukee County, State of Wisconsin:

ALL THAT PART OF LOT 9, IN THE SOUTHEAST 1/4 OF SECTION 16, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A POINT WHICH IS 367.30 FEET SOUTH 89 DEGREES 56' EAST OF A POINT WHICH IS 390.92 FEET SOUTH 0 DEGREES 42' WEST ON THE CENTER LINE OF SAID SECTION 16; THENCE NORTHEASTERLY 40.01 FEET ALONG A CURVED LINE WHOSE CENTER IS TO THE EAST AND WHOSE RADIUS IS 499.10 FEET (THE LONG CHORD OF WHICH CURVE BEARS NORTH 24 DEGREES 47' EAST 40 FEET) TO A POINT; THENCE NORTHWESTERLY 321.80 FEET ALONG A CURVED LINE WHOSE CENTER IS TO THE SOUTH AND WHOSE RADIUS IS 130.30 FEET (THE LONG CHORD OF WHICH CURVE BEARS NORTH 43 DEGREES 40' WEST 246.03 FEET) TO A POINT, SAID LAST TWO DESCRIBED COURSES BEING ON AND ALONG THE CENTER LINE OF EAST THORN LANE 50 FEET IN WIDTH, AND THAT PORTION OF SAID 50 FEET STRIP LYING WITHIN THE BOUNDARIES OF THE PREMISES HEREIN DESCRIBED, THENCE SOUTH 15 DEGREES 24' WEST 178.15 FEET TO A POINT; THENCE SOUTH 77 DEGREES 59' EAST 204.86 FEET TO THE PLACE OF BEGINNING.

Recording Area
Name and Return Address

Mr. and Mrs. Anthony A. Peterson
1045 East Thorn Lane
Fox Point, WI 53217

025-9921
Parcel Identification Number (PIN)
This is homestead property.

TRANSFER
\$ 125.00
FEE

Together with all appurtenant rights, title and interests.

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, general taxes in the year of closing.

Dated this 7th day of March 2001.

NAME CHANGE
E. Capmion Kersten
Katherine Conrad-Kersten
Katherine Conrad-Kersten

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

MILWAUKEE COUNTY)

Personally came before me this 2nd day of March 2001, the above named E. Capmion-Kersten and Katherine Conrad-Kersten, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Audrey Y. Krueger
Audrey Y. Krueger

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date:
May 19 2017)

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Ed Fons

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

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

REEL 5035
IMAGE 2834

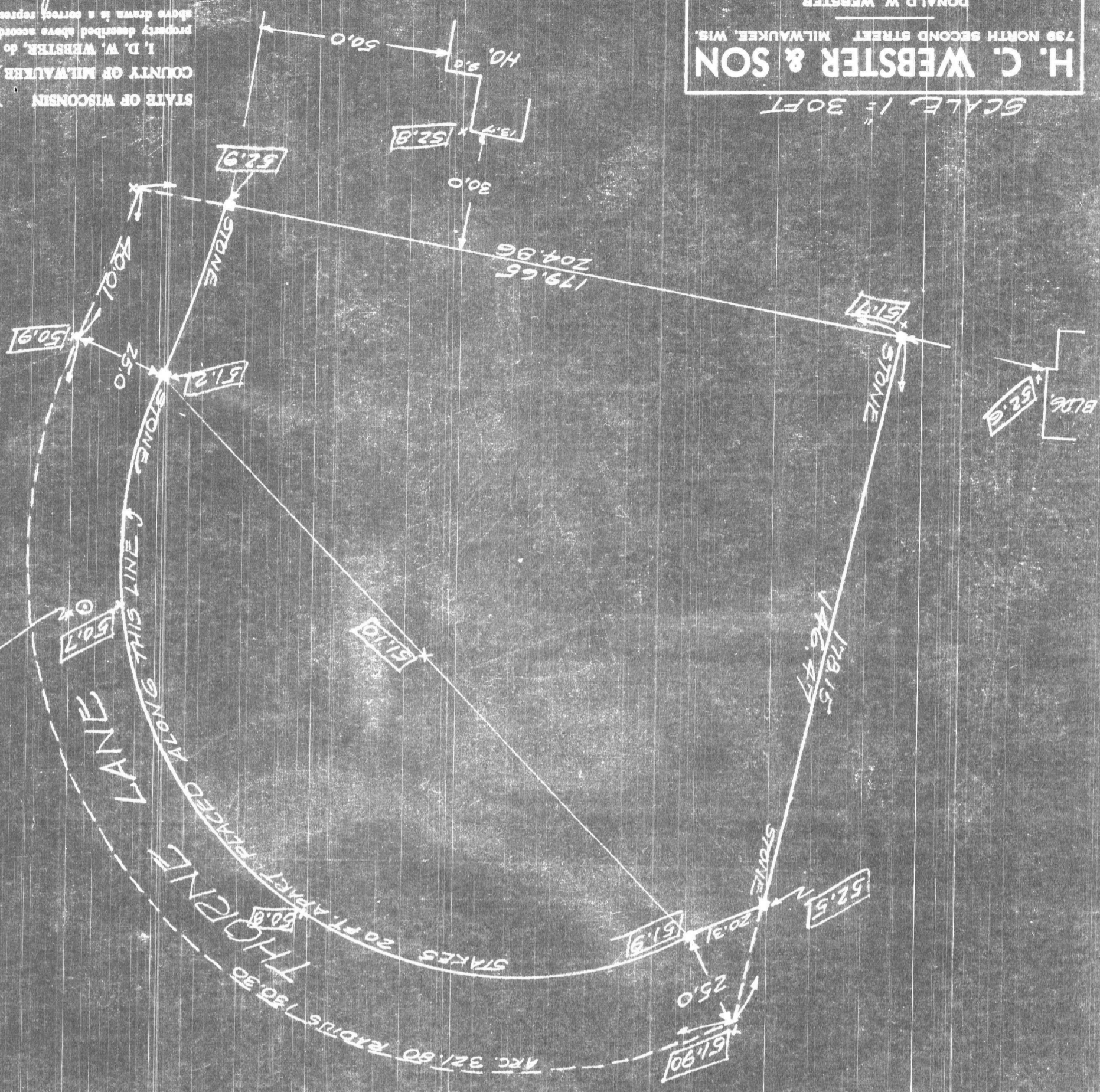
H. C. WEBSTER & SON
 739 NORTH SECOND STREET MILWAUKEE, WIS.
 DONALD W. WEBSTER
 REGISTERED CIVIL ENGINEER
 ASSOCIATE
 ROY J. CHARMOCK

SCALE 1" = 30 FT

STATE OF WISCONSIN
 COUNTY OF MILWAUKEE

I, D. W. WEBSTER, do hereby certify that I have
 property described above according to official records, and
 above drawn is a correct representation of said survey.

June 16
 D. W. Webster



PLAT OF SURVEY

OF PROPERTY OF

A.C. Mischel

95 THORN

THORN LANE - MUSCHEID



E16421 09/75 78,000 LA 10
1045 E THORNE

3

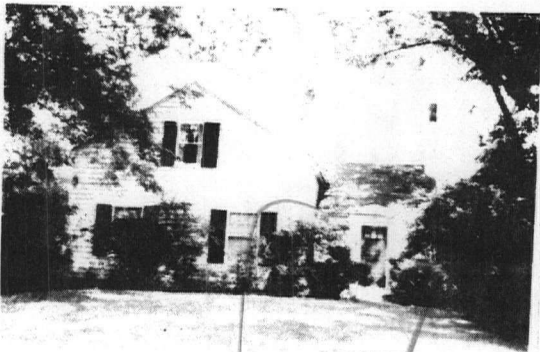
CD 1445	Address 1045 EAST THORNE LANE	LOCATION	Family	Rooms	Bd Rms	Baths	Price
ORD 1667	<input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Vill Fox Point	75 hundred(N)(S)	1	6	2-3	2	\$84,900
AREA 10	County Milwaukee Zip 53217	10 hundred(E)(W)	Property Type Box 1 1 Box 2 1				
BASEMENT		Low	Miami	Up	Carp	Dns	FEATURES (Computer No.) 11 12 X
Full	Part X None	LR 22.5X14 Slate NPP	X	X			13 X 14 X 15 X 16 X 17 X 18
HEATING SYSTEM		DR 11.4X15.5 OC	X	X			19 X 20 21 X 22 X 23 24
Gas	Elec	Kit 16X11.6 Pan	X				TAXES \$1,981.53 net 1974
Oil	X Other	FR OR Br: 15.5X12.6 Paneled	X	X			Size Age 1948
Forced Air	X Gravity	Pd Rm					Constr. Stone
Hot Water	Other	Bath C/T SS Off Master Bedroom	X				Roof comp X wood slate
Approx. Annual fuel cost \$		Bath C/T SOT Glass Enclosed	X				Lot .8843 Acres
Water heater	50 gal capacity	Br 15 X 11.6	X	X			Garage 2 1/2 EE Att. Parking
elec	gas X oil	Br 18 X 13.6 - 2 Closets	X	X			pdv st X curb & gutters
Cent. Air Cond	elec gas X	Slate foyer: 10 X 7.6	X				pdv alley pdv sidewalks
Avg Service <input type="checkbox"/> 220 Wiring		Sun Porch: 24X10 (Approx.)	X				wall mtn water X
Possible Rec. Room		Stairs to Expandable Attic		X			sep tank sewer X
		Oven X Range X Ref Neg- Disp X D.Wash X					

Code "C" Recip.	Occupancy Ideal 60-90 Days	Closest main streets or highways: Lake Drive
Schools: Elementary	Stormonth, Durwood, Bayside	High: Nicolet
Public Bus:	3 Houses West - Lake Drive	Parochial: St. Eugene
Churches: All Near		
Beautifully Maintained Stone Ranch on a Fabulous Wooded Lot. Circular Drive, Dead-End Street. Many Thermopanes. Each Overlooks Yard With Dozens of Trees - Mostly Ash. Patio With Two Lamps. Very Large Cedar Closet in Expandable Attic. Underground Sprinkling System for Lawn. Kitchen Has Breakfast Nook Overlooking Yard. Gas Incinerator Power Humidifier. Negotiable: Refrigerator, Draperies and Porch Furniture.		
BRUCE, BARRY &		
GLEYSTEN, INC.		
Phone 962-4413		lister Jim Bruce
		res. ph 241-5567

Information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to correction.

SINGLE FAMILY FORM REVISED NOV 74

47



E16873
9076 N BAYSIDE 43*500 DR 11

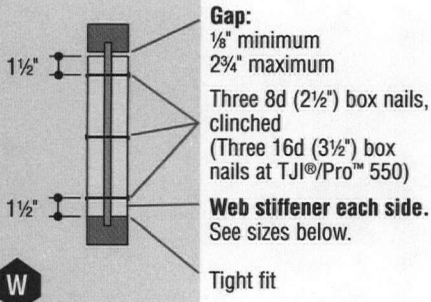
CO 17776 ORD 1445V	Address 9076 N. Bayside Drive	LOCATION	Family 1	Rooms 5	Bd Rms 2	Baths 1	Price \$46,500	
AREA 11	<input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Vill <input type="checkbox"/> Bayside County Milwaukee Zip 53217	hundred(N/S) hundred(E/W)	Property Type: Box 1 Box 2					
BASEMENT		STYLE	Low	Main	Up	Grp	Dps	
Full <input type="checkbox"/> Part <input checked="" type="checkbox"/> None	LR 21.6x15 nfp		X					
HEATING SYSTEM		DR 10.10x12.7		X				
Gas <input type="checkbox"/> Elec <input type="checkbox"/>	Rit 12.6x9.6		X					
Oil <input checked="" type="checkbox"/> Other <input type="checkbox"/>	FR							
Forced Air <input checked="" type="checkbox"/> Gravity <input type="checkbox"/>	Pd Rm							
Hot Water <input type="checkbox"/> Other <input type="checkbox"/>	Bath c/t fl, SOT		X					
Approx. Annual fuel cost \$	Bath							
Water heater 30 gal. capacity	Br 13.3x12.2		X					
elec. gas <input checked="" type="checkbox"/> oil <input type="checkbox"/>	Br 10x12.9		X					
Cent. Air Cond. elec. gas <input type="checkbox"/>	Br							
Amp Service 220 Wiring	Screen Porch 13.6x8.4		X					
Mueller Climatrol	Furnace							
Oven <input type="checkbox"/> Range <input type="checkbox"/> Ref <input type="checkbox"/> Disp <input checked="" type="checkbox"/> D Wash <input type="checkbox"/>								
Code C if recip. Occupancy Immediate		Closest main streets or highways: N. Lake Dr.						
Schools: Elementary Bayside-Stormouth High		High Nicolet		Parochial St. Eugene's				
Public Bus		Churches						
Choice location in Bayside; beautiful property; many trees. Bookcases		11						
in living room; hardwood floors throughout. INC. fireplace equipment.		16873						
Large expandable attic								
REALTOR POWELL & CO., INC.		Phone 964-4700 Lister T. Bitker		res ph 964.2366				

Information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to correction.

SINGLE FAMILY FORM REVISED NOV 14

48

6 Web Stiffeners – Floor and Roof Applications



WEB STIFFENER REQUIREMENTS

Required at all birdsmouth cuts

Required at all sloped hangers. For TJI®/Pro™ 550 joists, web stiffeners are required at all hanger locations.

Required if the sides of the hanger do not extend to laterally support at least 3/8" of the TJI® joist top flange

Web stiffeners are required when intermediate bearing lengths are less than 5 1/4" except where noted on framing plan

WEB STIFFENER SIZES

- TJI®/Pro™ 100TS joists: 5/8" x 2 5/16" minimum
- TJI®/Pro™ 150 joists: 1/2" x 2 5/16" minimum
- TJI®/Pro™ 250 joists: 5/8" x 2 5/16" minimum
- TJI®/Pro™ 130 and 350 joists: 1" x 2 5/16" minimum
- TJI®/Pro™ 550 joists: 2x4

Typical Roof and Wall Framing

DETAIL SCHEDULE

Bearings (see page 7)

- R1** on bevel plate
- R3** with variable slope seat connector
- R5** with birdsmouth cut
- R7** intermediate bearing
- R14** ridge detail

Outrigger details (see page 7)

- R8** 2x4 outrigger and filler with birdsmouth cut
- R9** 2x4 outrigger without filler
- R10** 2x4 outrigger and filler

Other details

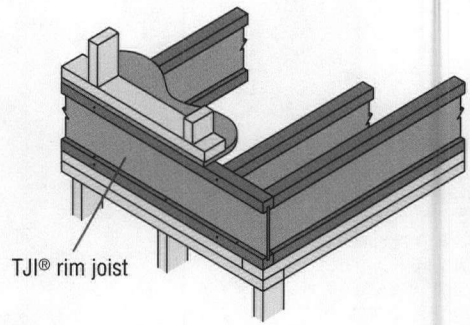
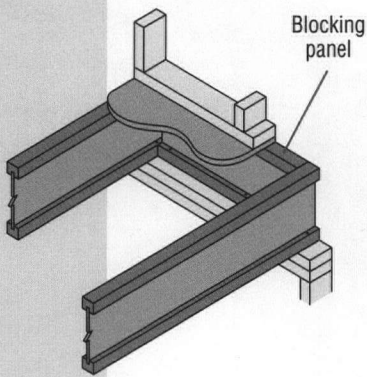
- O** 2x_ overhang at end wall
- SB** shear blocking (see page 8)
- W** web stiffeners

Hanger details (see page 8)

- H5** slope adjusted hanger
- H6** header on slope

Joists must be laterally supported at cantilever and end bearing by blocking panels, hangers or direct attachment to a rim board or rim joist

Floor Details

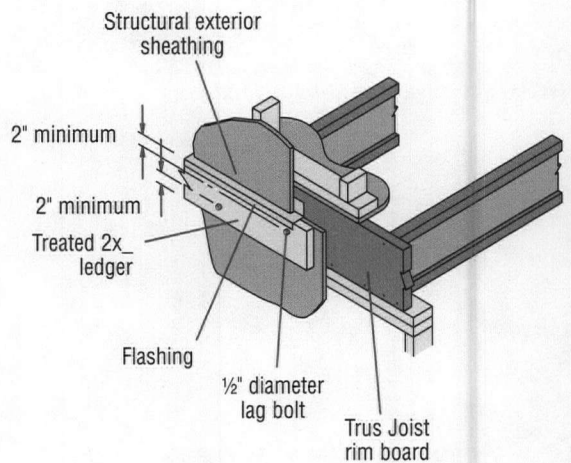
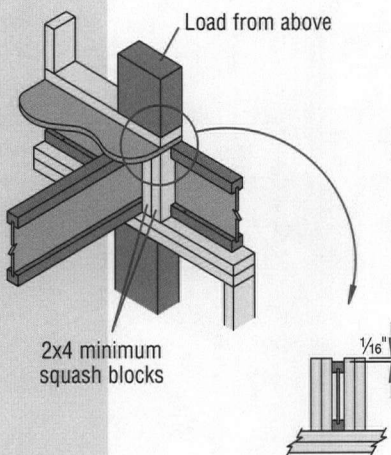


A1

A2

Must have 1 3/4" minimum joist bearing at ends

Exterior Deck Attachment



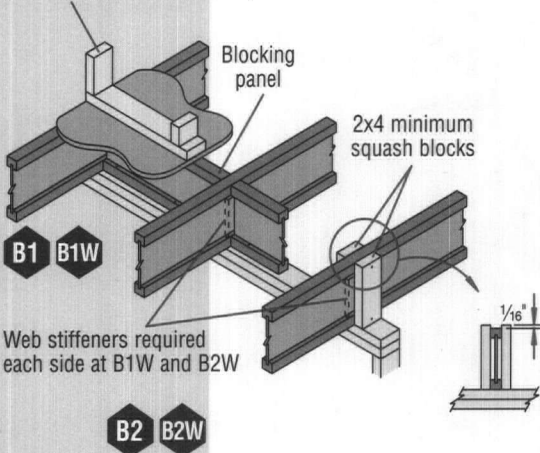
CS

Use 2x4 minimum squash blocks to transfer load from above to bearing plate below

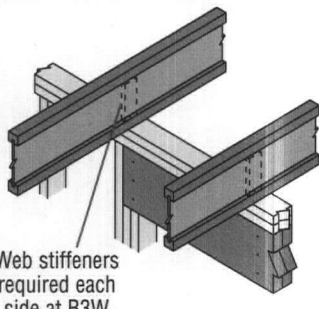
LA

Allowable load is 325 lbs per 1/2" diameter lag bolt

Load bearing or shear wall above (must stack over wall below)

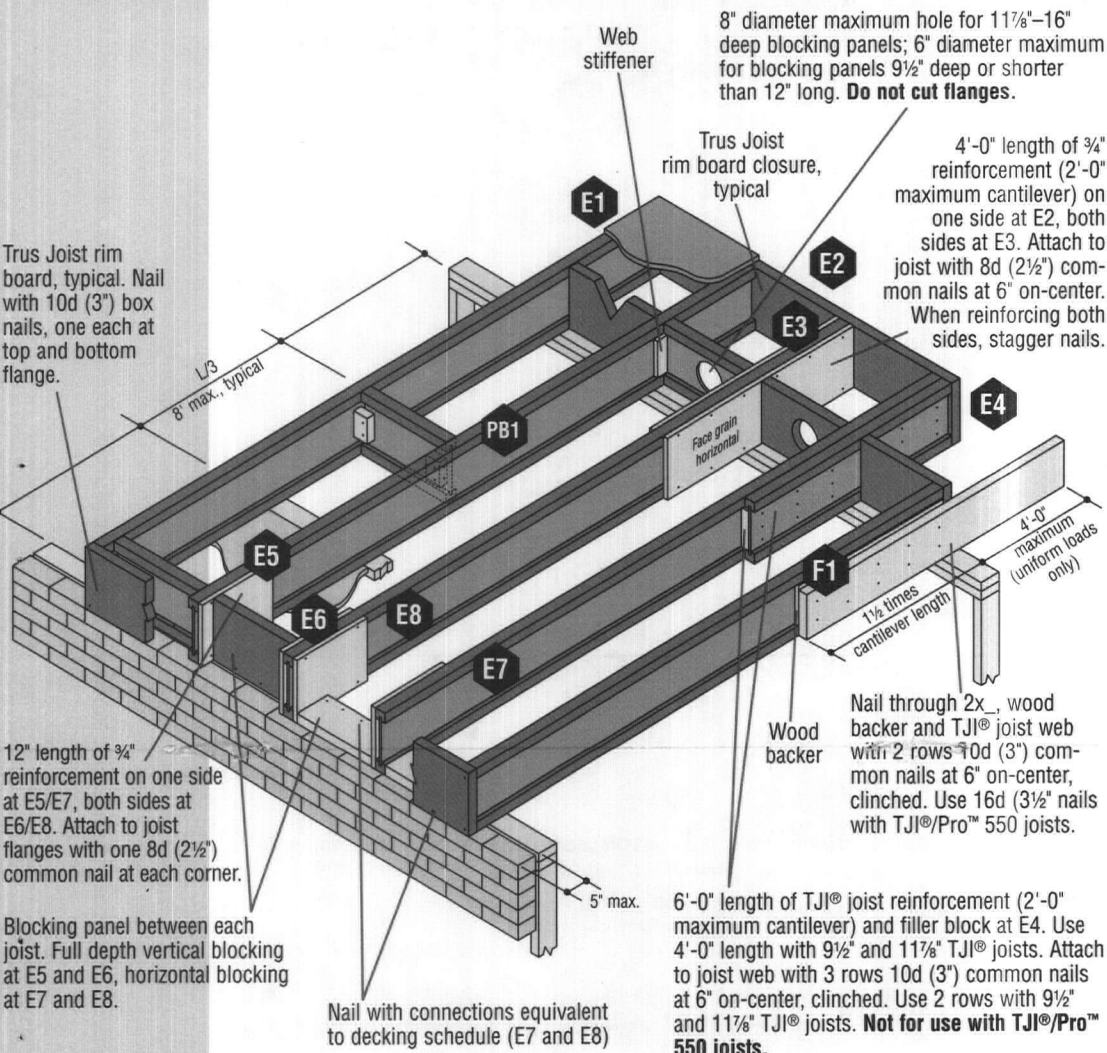


Intermediate Bearing — No Load Bearing Wall Above

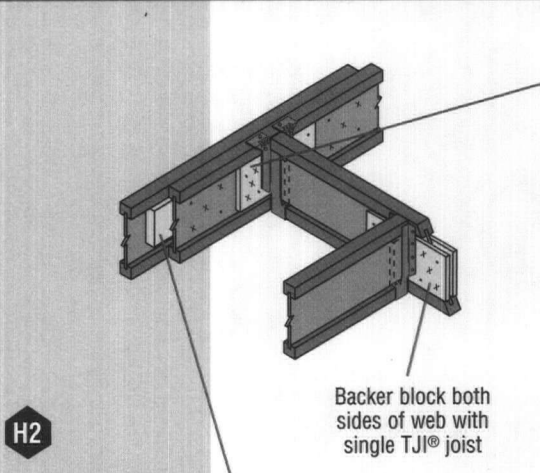


Blocking panels may be required with shear walls above or below—see detail B1

Cantilever Details



Filler and Backer Blocks



DOUBLE TJI JOIST FILLER BLOCK

- **Single-Family Applications:** Attach with ten 10d (3") box nails, clinched. Use ten 16d (3 1/2") box nails from each side with TJI/Pro™ 550 joists.
- **Light Commercial or Multi-Family Applications:** Attach with fifteen 10d (3") box nails, clinched. Use fifteen 16d (3 1/2") box nails from each side with TJI/Pro™ 550 joists.

HANGER BACKER BLOCK

Install tight to top flange (tight to bottom flange with face mount hangers).

- **Single-Family Applications:** Attach with ten 10d (3") box nails, clinched when possible.
- **Light Commercial or Multi-Family Applications:** Attach with fifteen 10d (3") box nails, clinched when possible.
- If necessary, increase filler and backer block height for face mount hangers. Maintain 1/8" gap at top of joist; see detail W on page 6.
- Filler and backer block dimensions should accommodate required nailing without splitting.

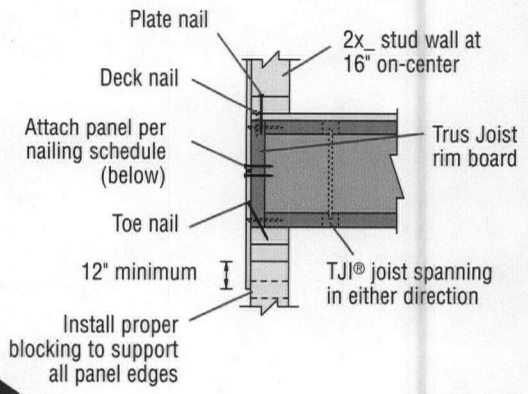
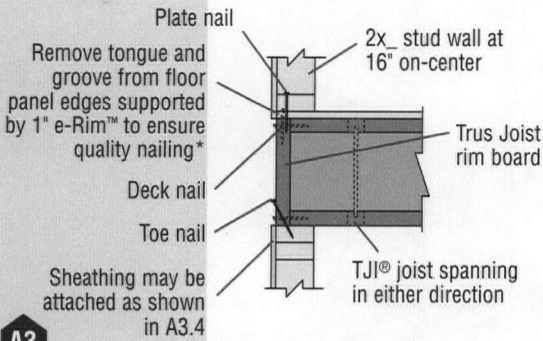
HANGER BACKER BLOCK SIZES

- TJI/Pro™ 100TS, 150 and 250 joists: 3/4"
- TJI/Pro™ 130 and 350 joists: 1" net
- TJI/Pro™ 550 joists: 2x₁

DOUBLE TJI JOIST FILLER SIZES

- TJI/Pro™ 150 joists: 1 1/2" net
- TJI/Pro™ 100TS and 250 joists: 2x₁
- TJI/Pro™ 130 and 350 joists: 2x₁ + 1/2" sheathing
- TJI/Pro™ 550 joists: Two 2x₁

4 Rim Board Details and Installation



A3

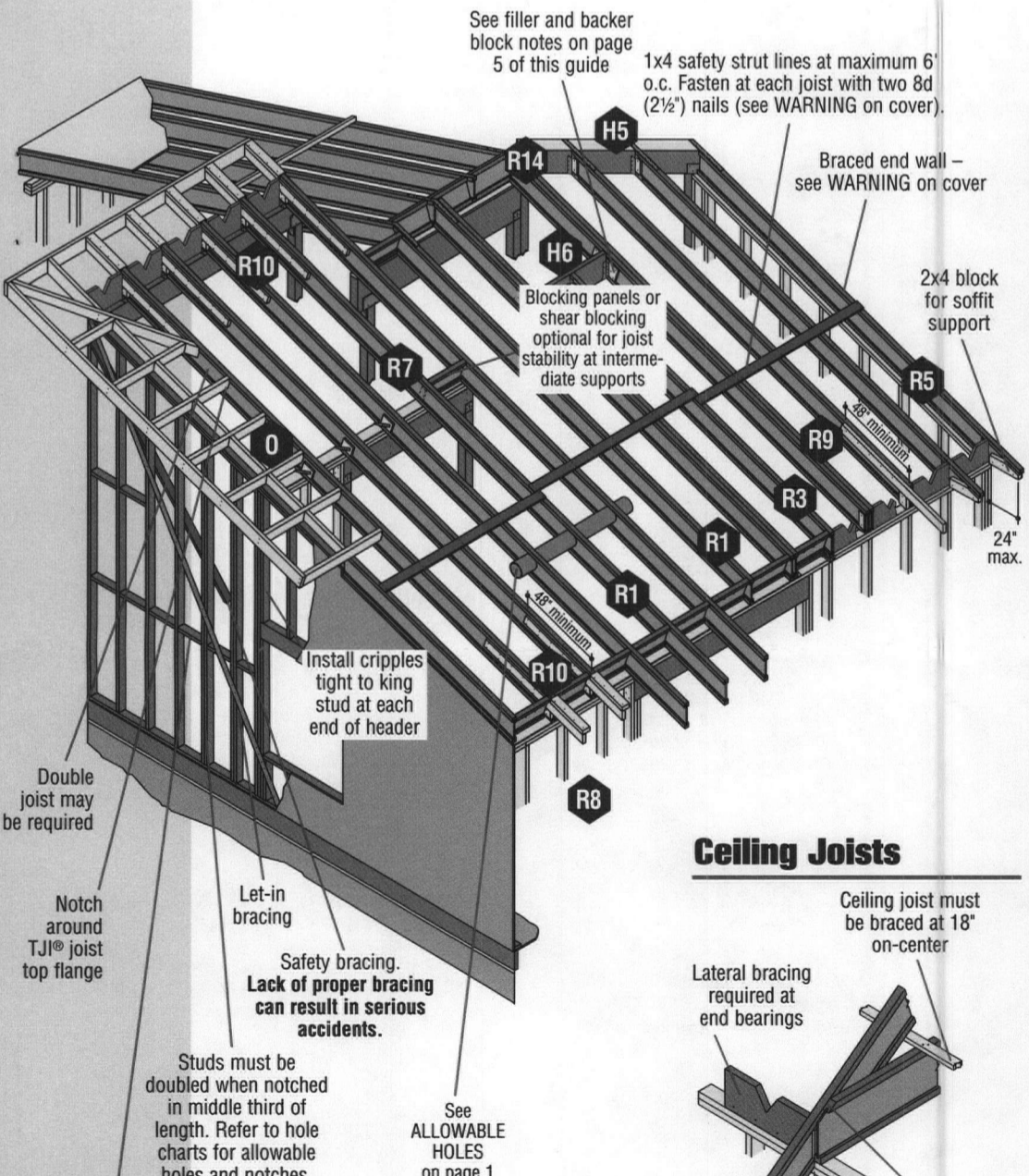
A3.1 A3.2 A3.3

*Trimming edges of panels used with 1/8" or thinner rim board recommended by ICBO Evaluation Services, Inc.

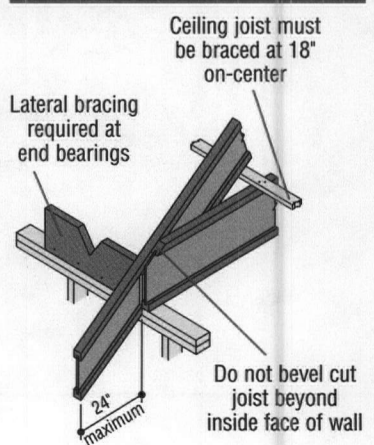
A3.4

Specifications		A3	A3.1 ⁽¹⁾	A3.2 ⁽¹⁾	A3.3 ⁽¹⁾	A3.4 ⁽¹⁾	
Rim Board Thickness		1" or 1 1/4"	1"	1 1/4"	1 1/4"	1 1/4"	
Plate Nail—16d (3 1/2") box		16" o.c.	16" o.c.	12" o.c.	8" o.c.	12" o.c.	
Deck Nail—8d (2 1/2") common		6" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	
Toe Nail—10d (3") box		6" o.c.	6" o.c.	6" o.c.	4" o.c.	6" o.c.	
Sill Plate Anchor Bolt		1/2" dia. at 6' o.c.	1/2" dia. at 6' o.c.	1/2" dia. at 6' o.c.	3/8" dia. at 6' o.c.	3/8" dia. at 4' o.c.	
Wall Framing	Exterior Face	Sheathing		Per code	Per code	3/4" structural 1 sheathing at corners and every 25' o.c. 1/2" fiberboard in all other areas ⁽²⁾	
		Boundary Nailing	8d common at 6" o.c.			8d common at 4" o.c.	
		Intermediate Nailing	8d common at 12" o.c.			8d common at 12" o.c.	
		Max. Wall Opening Height	5'-4" ⁽⁴⁾			5'-4" ⁽⁴⁾	
		% of Wall with Full Height Sheathing	70%			70%	
	Interior Face	Sheathing		Per code	Per code	1/2" gypsum	
		Boundary Nailing	5d cooler at 7" o.c.			5d cooler at 7" o.c.	
		Intermediate Nailing	5d cooler at 10" o.c.			5d cooler at 10" o.c.	
	Hold-Downs (if required)		Per code	16" o.c. within 10' of corners ⁽⁵⁾	16" o.c. within 6' of corners ⁽⁵⁾	16" o.c. within 4' of corners ⁽⁵⁾	N.A.

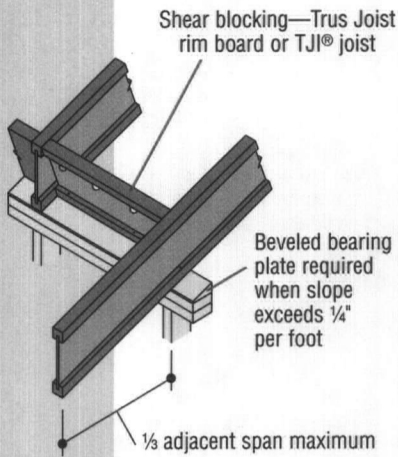
- All sheathing shall be properly blocked and nailed.
- Detail A3.3 shall be a segmented wall, constructed per the 1995 SBC Wood Frame Construction Manual.
- Sheathing shall be continuous over all plate-to-plate and plate-to-rim board interfaces and may butt together at mid-depth of rim board as shown in A3.4. At foundation, fasten the bottom edge of the sheathing to the sill plate.
- One 6'-8" standard door opening is allowed.
- If required, hold-downs shall be Simpson Strong-Tie® CS20 straps attached with four 8d common nails at each end or equivalent. As an alternative to hold-down straps, wall sheathing may be attached as shown in A3.4 (refer to footnote 3).



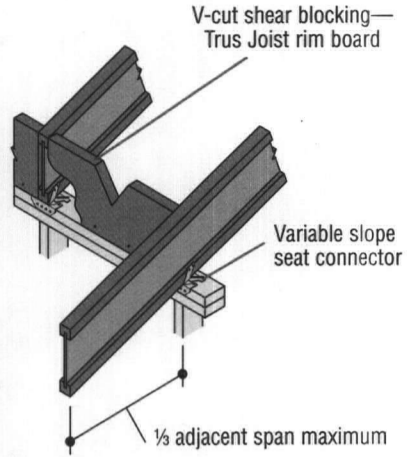
Ceiling Joists



TimberStrand® LSL blocking:
 • 1 row at 10'-18' height
 • 2 rows at 18'-22' height



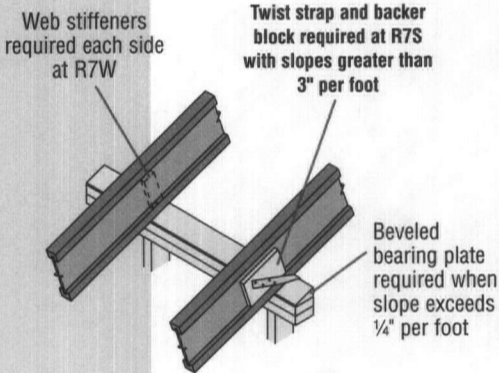
R1



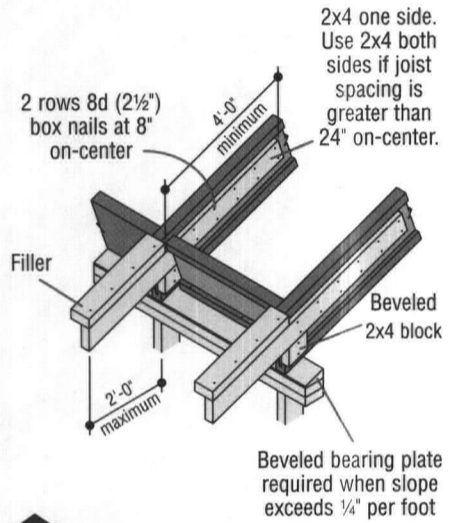
R3

Intermediate Bearing

Blocking panels or shear blocking may be specified for joist stability at intermediate supports



R7 **R7W** **R7S**



R10

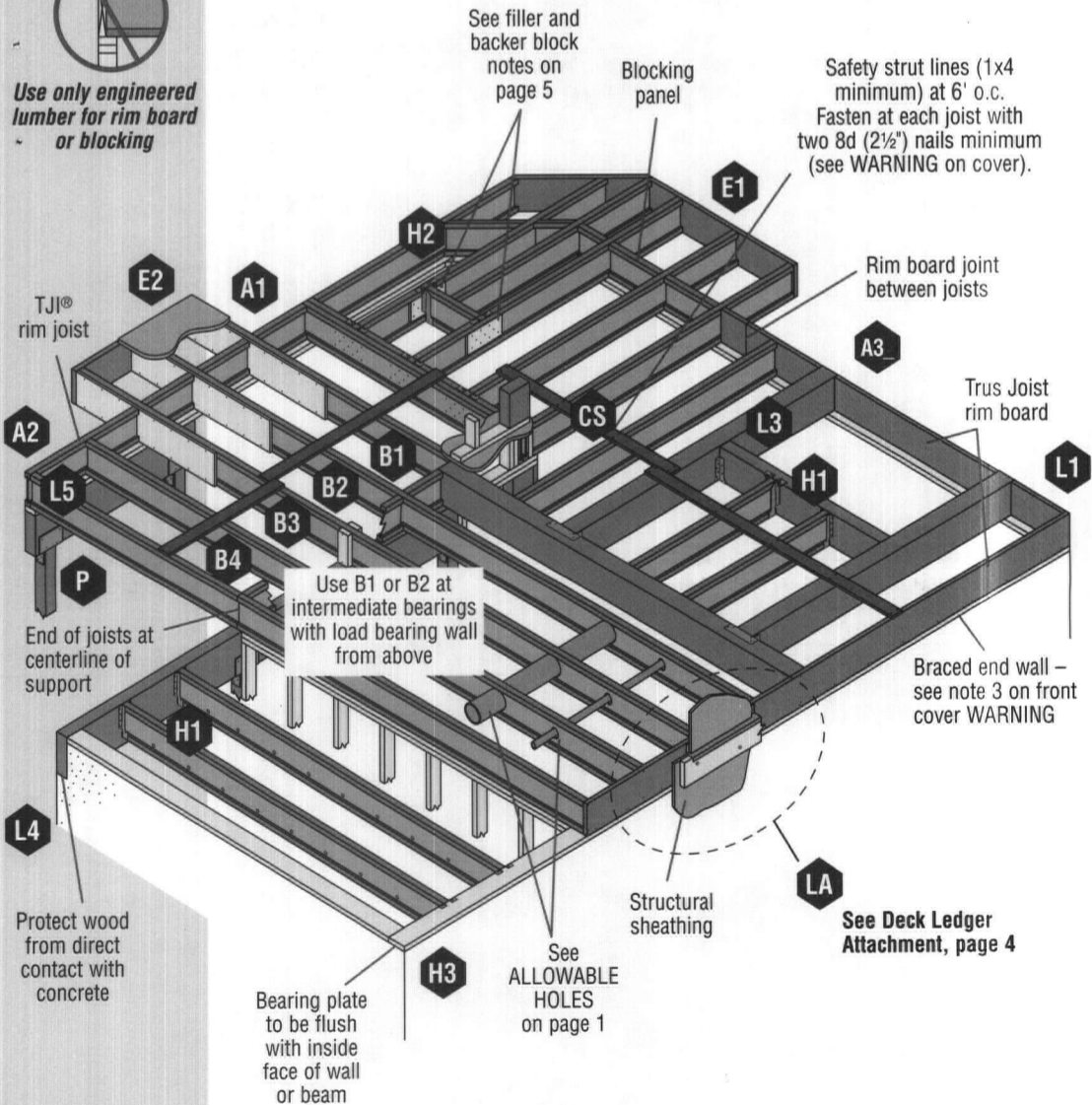


Use only engineered lumber for rim board or blocking

See filler and backer block notes on page 5

Blocking panel

Safety strut lines (1x4 minimum) at 6' o.c. Fasten at each joist with two 8d (2 1/2") nails minimum (see WARNING on cover).



DETAIL SCHEDULE

End bearings (see page 4)

- A1** with blocking panels
- A2** with TJI® rim joist
- A3** with rim board

Intermediate bearings* (see page 5)

- B1** with blocking panels to support load bearing wall above
- B2** with squash blocks to support load bearing wall above
- B3** without blocking panels or squash blocks (no wall above)

**Load bearing wall must stack over wall below.*

Blocking panels may be required at shear walls above or below.

Cantilever details (see page 5)

- E1** no reinforcement
- E2** 3/4" reinforcement on one side
- E3** 3/4" reinforcement both sides
- E4** joist reinforcement
- F1** deck cantilever
- PB1** permanent cantilever bracing

Cantilever over brick ledge (see page 5)

- E5** 3/4" reinforcement on one side
- E6** 3/4" reinforcement both sides
- E7** 3/4" reinforcement on one side, with 2x_ blocking
- E8** 3/4" reinforcement on both sides, with 2x_ blocking

Hanger details (more connector information on page 8 of this guide)

- H1** TJI® joist to beam (see page 8)
- H2** TJI® joist to joist (see page 5)
- H3** TJI® joist on masonry wall or steel beam (see page 8)

Other details

- B4** butting joists with blocking panels
- CS** column support (see page 4)
- LA** ledger attachment (see page 4)
- W** web stiffeners
- L** see page 9 of this guide
- P** see page 9 of this guide

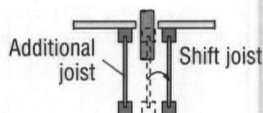
TJ-Xpert® Framing Plans

- A_X** At A1, joists require entire support width. At A2, A3 and A3.1-A3.4, "X" is rim board or rim joist thickness. Required joist bearing length = (full support width minus X).
- B_W** Web stiffeners required on each side of joist at intermediate bearings. Refer to your TJ-Xpert® framing plan.

Bearing requirements as shown on the TJ-Xpert® framing plan are job specific and supersede minimum bearing requirements listed.

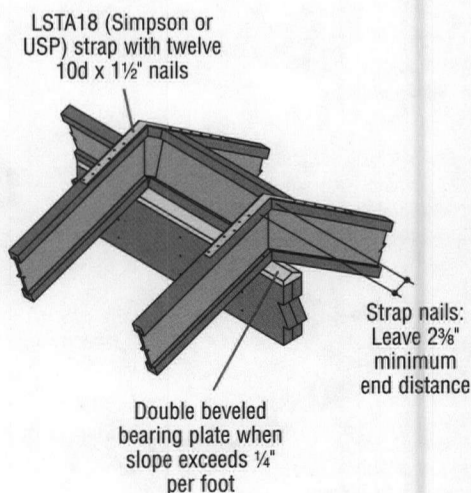
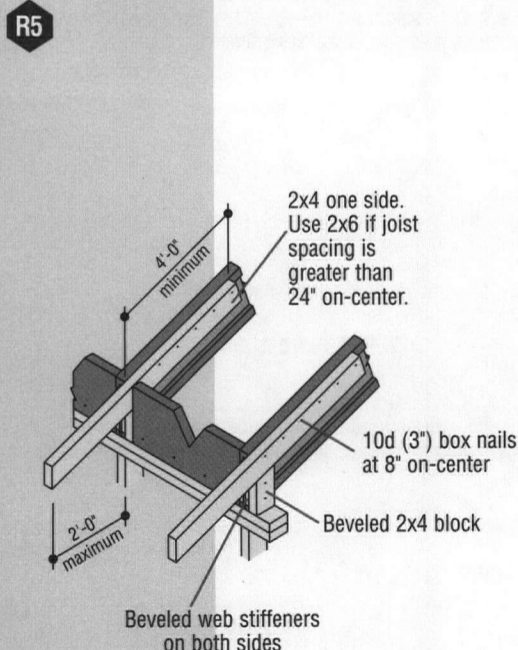
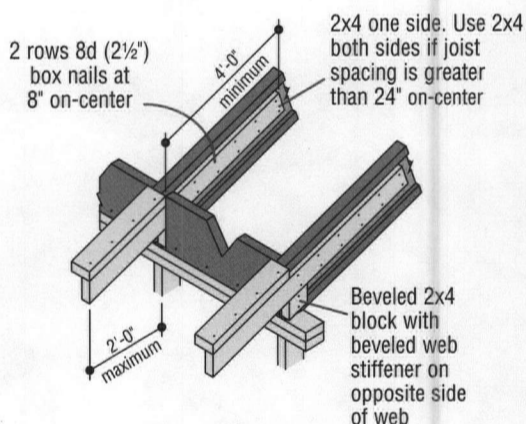
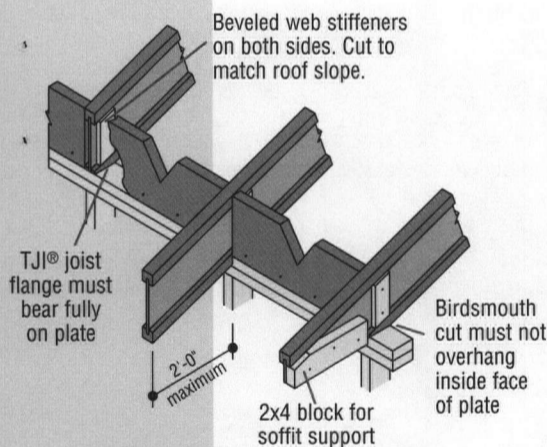
INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).



- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a TJI® joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.

Birdsmouth Cut – R5, R8 and R9 *Allowed at low end of joist only*



R9

R14

APPROVED HANGERS

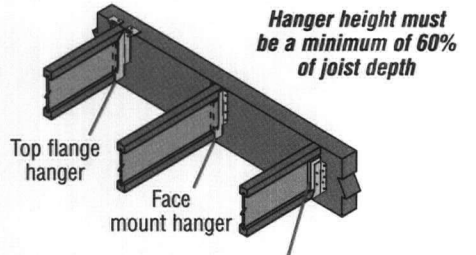
- The following three manufacturers are approved to supply hangers for Trus Joist products:
 - Simpson Strong-Tie® Company, Inc. 1-800-999-5099
 - United Steel Products Company 1-800-328-5934 (MN) or 1-800-227-0470 (CA)
 - MGA Connectors (approved in Canada and some Western US States) 1-877-642-2121
- Hanger design loads differ by support type and may exceed the capacity of the support and/or supported member. Contact your Trus Joist representative or refer to Trus Joist software.

NAILING REQUIREMENTS

- Fill all round holes with the proper nails. Hanger nails are usually a heavier gauge because of the higher loads they need to carry.
- Unless specified otherwise, full capacity of straps or connectors can only be achieved if the following nail penetration is provided:

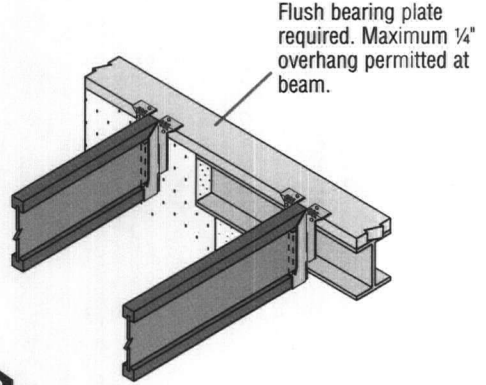
	FACE MOUNT	TOP FLANGE
10d x 1½"	1½" min	1½" min
10d (3") common	1¾" min	3" min
16d (3½") common	2" min	3½" min

- Top flange hangers should be fastened to TJI® joist headers with 10d x 1½" nails. Fasten face mount hangers to 3½" or wider TJI® joist headers with 10d (3") common or 16d (3½") common nails.



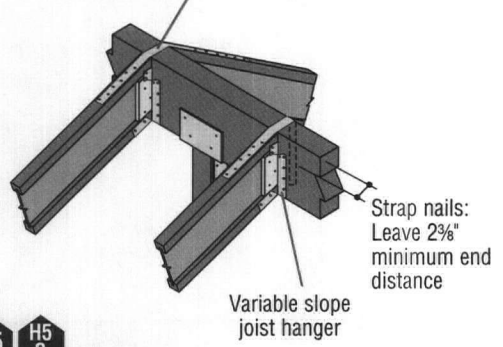
Web stiffeners required if the sides of the hanger do not laterally support at least ¾" of the TJI® joist top flange

H1



H3

LSTA24 (Simpson or USP) strap with twelve 10d x 1½" nails required at H5S with slopes greater than 3" per foot



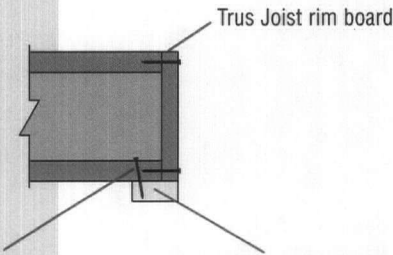
H5

H5S

CONNECTOR INSTALLATION & SQUEAK PREVENTION TIPS

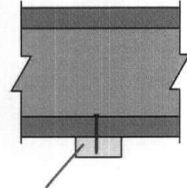
- Nails must be completely set.
- Leave ¼" clearance between the member and the support member or hanger.
- Joist to beam connections require hangers; do not toenail.
- Seat the supported member tight to the bottom of the hanger. On Simpson Strong-Tie® ITT, IUT and VPA connectors, bend the bottom flange tabs over and nail to TJI® joist bottom flange.
- In some circumstances, squeaks can be reduced by placing a dab of subfloor adhesive in the seat of the hanger prior to joist installation, or if a hole is provided, installing a wood screw (#8 x 1½" max.) through the bottom seat. To ensure uniform bearing, install screws before the glue sets. These methods should supplement, but not replace, the joist nails unless verified otherwise.

Bearing Nailing Requirements



Drive nails at an angle at least 1½" from end

1¼" min. bearing for single-family applications, 2¼" for multi-family and light commercial applications



3¼" min. intermediate bearing. 5¼" may be required for maximum capacity.

NAILING REQUIREMENTS — A B

- To bearing plate
 - TJI® joists at bearings: One 8d (2½") box nail each side.
 - TJI® blocking panels or rim joist: 10d (3") box nails at 6" on-center.
 - Shear transfer: Connections equivalent to decking nail schedule.

- Rim to TJI® joist
 - 1¼" width or less rim board or rim joist: Two 10d (3") box nails, one each at top and bottom flange.
 - TJI®/Pro™ 130 and 350 rim joist: Two 16d (3½") box nails, one each at top and bottom flange.
 - TJI®/Pro™ 550 rim joist: Toenail joist to rim joist with one 10d (3") box nail, each side of joist top flange.
 - 2x4 squash blocks: Two 10d (3") box nails, one each at top and bottom flange.

Fastening Of Sheathing

Guidelines for Closest On-Center Spacing per Row

Nail Size	TJI®/Pro™			Microllam® LVL	Trus Joist rim board		TimberStrand® LSL 1½" or wider	Parallam® PSL
	100TS 150, 250	130	350 550		1"	1¼"		
8d (2½") common	3½"	2"	2"	3"	6"	4"	3"	3"
10d (3") common	4½"	3"	3"	4"	6"	4"	4"	4"
16d (3½") common	N.A. ⁽¹⁾	N.A. ⁽¹⁾	4"	8"	6" ⁽²⁾	6" ⁽³⁾	6"	6"

(1) Can be reduced to 4" on-center with maximum nail penetration of 1¾" into the narrow edge.
 (2) Can be reduced to 5" on-center with maximum nail penetration of 1¾" into the narrow edge.
 (3) Can be reduced to 3" on-center with maximum nail penetration of 1¾" into the narrow edge.

- Recommended nailing is 12" on-center in field and 6" on-center along sheathing edge. Nailing requirements on engineered drawings supersede recommendations.
- Nailing rows must be offset at least ½" and staggered.
- 14 ga. staples may be substituted for 8d (2½") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.

Farthest On-Center Spacing Per Row

Maximum spacing of nails is:

- For joist widths 1¼" or less: 18" on-center
- For joist widths greater than 1¼": 24" on-center

FLOOR

Allowable Holes —
 TJI® Joists 1
 Bearing Nailing Requirements 2
 Fastening Of Sheathing 2
 Typical Silent Floor® System 3
 Rim Board Details and Installation 4
 Floor Details 4-5
 Cantilever Details 5
 Filler and Backer Blocks 5
 Web Stiffeners 6

ROOF & WALL

Allowable Holes —
 TJI® Joists 1
 Web Stiffeners 6
 Typical Roof and Wall Framing 6
 Ceiling Joists 6
 Roof Details 7
 Birdsmouth Cut 7
 Framing Connectors 8
 Shear Blocking and Ventilation Holes 8
 Slope/Bevel Plate Criteria 8

BEAM & COLUMN

Allowable Holes —
 Beams, Headers and Wall Studs 2
 Beam and Column Details 9
 Beam and Header Bearings 9

BUILD SAFELY

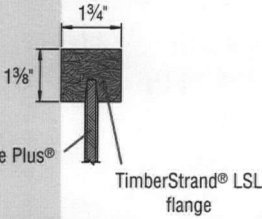
We at Trus Joist are committed to working safely and want to remind you to do the same. We encourage you to follow the recommendations of OSHA (www.osha.gov) in the U.S. or provincial regulations (www.canoshweb.org/en/) in Canada regarding:

- Personal protective equipment (PPE) for hands, feet, head and eyes
- Fall protection
- Use of pneumatic nailers and other hand tools
- Forklift safety

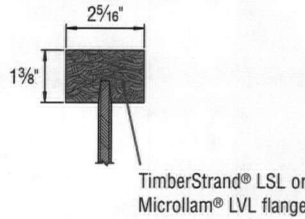
Please adhere to the Trus Joist product installation details, including the installation of safety strut lines on unsheathed floors and roofs.

Product Identification

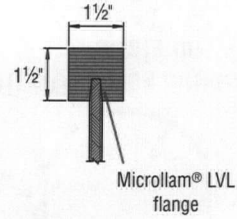
TJI®/Pro™ 100TS JOISTS
9½" and 11⅞"



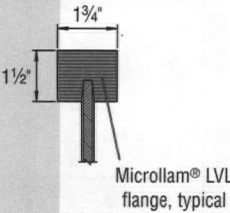
TJI®/Pro™ 130 JOISTS
9½", 11⅞", 14" and 16"



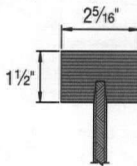
TJI®/Pro™ 150 JOISTS
9½" and 11⅞"



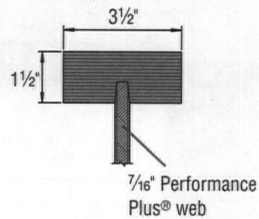
TJI®/Pro™ 250 JOISTS
9½", 11⅞", 14" and 16"



TJI®/Pro™ 350 JOISTS
9½", 11⅞", 14" and 16"



TJI®/Pro™ 550 JOISTS
11⅞", 14" and 16"

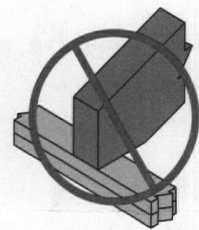


Beam and Header Bearings

Minimum Bearing Length for Beams and Headers

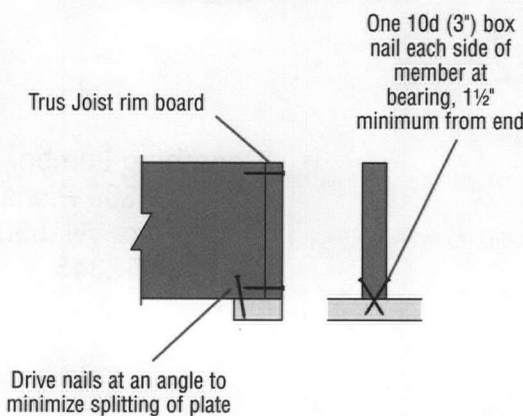
Beam Depth	Bearing	Span of Header or Beam (ft)									
		4	6	8	10	12	16	20	24	28	
5½"	End / Int.	2¼" / 4½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	
7¼"	End / Int.	3½" / 6¼"	2¼" / 5½"	1¾" / 4¼"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	
8⅝"	End / Int.	3½" / 8½"	2¼" / 5¾"	1¾" / 4¼"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	1½" / 3½"	
9¼", 9½"	End / Int.		4¼" / 8"	3¼" / 7½"	2½" / 6¼"	2" / 5¼"	1½" / 4"	1½" / 3½"	1½" / 3½"	1½" / 3½"	
11¼", 11⅞"	End / Int.				4" / 9¼"	3¼" / 8"	2¼" / 6"	1¾" / 4¾"	1½" / 4"	1½" / 3½"	
14"	End / Int.					4½" / 10¾"	3¼" / 8¼"	2½" / 6½"	2" / 5½"	1¾" / 4¾"	
16"	End / Int.						4¼" / 10½"	3¼" / 8½"	2¾" / 7"	2¼" / 6"	
18"	End / Int.							4¼" / 10½"	3¼" / 8¾"	2¾" / 7½"	
20"	End / Int.								4¼" / 10¾"	3½" / 9¼"	

- Bearing across the full width of the beam is required.
- 1½" minimum bearing length at ends, 3½" at intermediate supports.
- Bearing lengths are based on bearing stress for Microllam® LVL, Parallam® PSL or TimberStrand® LSL. Lengths may need to be increased if support member's allowable bearing stress is less (e.g., flat wood plate).
- Table assumes maximum allowable uniform load. For other conditions contact your Trus Joist technical representative.
- Beams and headers require lateral support at bearing points and along the top (or compression edge) at 24" on-center or closer.
- 1¾" x 16" and deeper beams and headers are to be used in multiple member units only.



Seat cuts must be within wall

BEAM ATTACHMENT AT BEARING



- NER Evaluation includes BOCA, ICBO and SBCCI
- ICBO ES ER-4979
 - NER-481
 - T-J-Strand®
 - Supplement 2
 - Supplement 4
 - ICBO ES PFC-4354
 - CCMC 12832-R
 - FHA/HUD 689
 - NER-200
 - TJI® Joists
 - CCMC 12627-R
 - FHA/HUD 12650
 - NER-481
 - TimberStrand® LSL
 - CCMC 11161-R
 - FHA/HUD MR 1303
 - NER-481
 - Paralam® PSL
 - CCMC 08675-R
 - FHA/HUD 9258
 - NER-481
 - MicroLam® LVL
 - ICBO ES ER-4979
 - e-Fram™
- CODE EVALUATIONS

1-800-628-3997

For conditions not shown in this guide or other assistance, contact your Trus Joist representative or call

Cedarburg Lumber
 N144 W5800 Pioneer Road
 Cedarburg, WI 53012
 (262) 377-2345

FOR MORE INFORMATION, CONTACT YOUR DEALER

www.trusjoist.com



Part of the Frameworks® Building System

1-800-628-3997

This guarantee is effective for the life of your home. Guaranteed. Within one business day to evaluate the problem and help solve it. In addition, if you call us with a problem that you believe may be caused by our products, our representative will contact you and we will promptly remedy that problem at no cost to you. Provided that your floor joists have been properly installed, or any other problem caused by such defects, and in the unlikely event that your Silent Floor® joist develops squeaks free from defects in materials and workmanship. We guarantee that the Trus Joist products used in your home have been manufactured to precise tolerances and are

HOMEBUYER'S GUARANTEE



TJ-Xpert® WARRANTY

The TJ-Xpert® program is Design Software developed by Trus Joist. The TJ-Xpert® Warranty is applicable when this guide is accompanied by a complete TJ-Xpert® framing plan.

The Trus Joist (TJ) products called out on the TJ-Xpert® framing plan have been sized for the loads and dimensions entered by the computer operator into the TJ-Xpert® computer program. The TJ-Xpert® program sized the TJ products in the framing plan in accordance with TJ design criteria. Purchaser acknowledges receipt of the Builder's Guide and warrants that the TJ products will be installed in accordance with the Guide and the framing plan. All loads and dimensions used by the TJ-Xpert® program to design the framing plan have been specified by the Purchaser and verified by the Purchaser for completeness, accuracy and compliance with applicable code requirements. The loads, dimensions and resulting framing plan have not been checked by a TJ engineer.

Your Guarantee and Warranty

Framer's Pocket Guide to the Frameworks® Building System

CONTAINS FRAMING DETAILS FOR FLOOR AND ROOF



WARNING

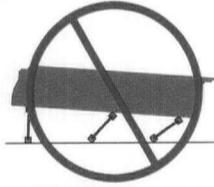
JOISTS ARE UNSTABLE UNTIL BRACED Laterally

BRACING INCLUDES:

- Blocking
- Hangers
- Strut Lines
- Sheathing
- Rim Board
- Rim Joist



DO NOT allow workers to walk on joists until braced



DO NOT stack building materials on unshathed joists

This guide is intended for the products shown, in dry-use, non-treated conditions

IMPORTANT: Please read carefully!

REVISED More Floor and Roof Details

La Sécurité Avant Tout AVERTISSEMENT

Veuillez Lire Attentivement

Les solives sont instables si elles ne sont pas contre-entées et en position verticale. Voir le guide d'installation avant la pose des solives TJI®.

Ne pas circuler sur les solives TJI® avant qu'elles ne soient adéquatement contreventées.

Il est dangereux de déposer des matériaux de construction sur les solives TJI® si le sous-plancher n'est pas installé.

La Seguridad Ante Todo ADVERTENCIA

Por Favor Lea Cuidadosamente

Las viguetas son inestables hasta que se refuerzan lateralmente. Lea la guía de instalaciones antes de instalar las viguetas TJI®.

No permita que los trabajadores caminen sobre las viguetas TJI® antes de ser reforzadas lateralmente.

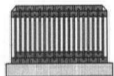
No ponga materiales de construcción sobre las viguetas TJI® antes de instalar el triplay. Coloque los materiales únicamente sobre vigas o muros.

JOISTS ARE UNSTABLE UNTIL BRACED Laterally

Lack of proper bracing during construction can result in serious accidents. Under normal conditions if the following guidelines are observed, accidents will be avoided.

1. Install all blocking, hangers, rim boards and rim joists at TJI® joist end supports.
2. Establish a permanent deck (sheathing), nailed to the first 4 feet of joists at the end of the bay or braced end wall.
3. Safety strut lines of 1x4 (minimum) must be nailed to a braced end wall or sheathed area.
4. Sheathing must be properly nailed to each TJI® joist before additional loads can be placed on the system.
5. Ends of cantilevers require strut lines on both the top and bottom flanges.
6. TJI® joist flanges must remain straight within 1/2" from true alignment.

Jobsite Storage



Store joists in vertical orientation

Protect products from sun and water



Use stickers at 10' o.c. to keep products out of mud and water