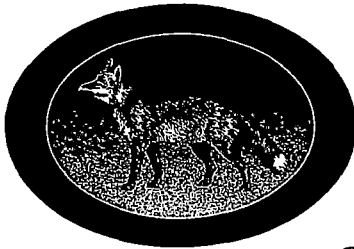


THIS NOTICE WAS DELIVERED BY CERTIFIED & REGULAR MAIL



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: Pier

Date: 8/17/11

Address: 8454 N Foxcroft

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*

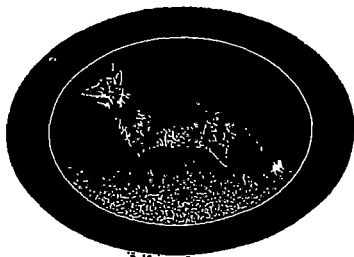
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by \_\_\_\_\_. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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

PROPERTY MAINTENANCE  
COMPLIANCE NOTICE

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

Property Owner: Pter

Date: 8/6/10

Address: 8454 N Fox CROFT

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.**

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

Document Number

Document Name



\* 0 9 7 8 0 1 3 0 \*

**DOC.# 09780130**

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 08/12/2009 02:58PM

JOHN LA FAVE

REGISTER OF DEEDS

AMOUNT: 11.00

FEE EXEMPT 77.25 #: 0

TRANSFER FEE: 780 00

Recording Area

Name and Return Address

Michael T. Pier and Tina M. Pier

*Handwritten:* 1855 N. Foxcroft Ln  
Fox Point WI 53217

**THIS DEED, made between Jared J. Feider and Candice Feider, husband and wife**

**("Grantor," whether one or more), and Michael T. Pier and Tina M. Pier, husband and wife**

**("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)

**Lot 23, Fox Croft Highlands, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 8, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.**

**053-1025**

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 the year of closing and will warrant and defend the same.

Dated July 13, 2009

\_\_\_\_\_  
(SEAL) *[Signature]* (SEAL)  
\* Jared J. Feider  
\_\_\_\_\_  
(SEAL) *[Signature]* (SEAL)  
\* Candice Feider

Signature(s) **AUTHENTICATION**

authenticated on \_\_\_\_\_

\*  
**TITLE MEMBER STATE BAR OF WISCONSIN**  
(If not,  
authorized by Wis Stat § 706 06 )

**THIS INSTRUMENT DRAFTED BY**  
**Attorney Jeffrey B. Green**  
**Port Abstract & Title, LLC (SRR / M419858)**

**ACKNOWLEDGMENT**

STATE OF Wisconsin )  
 ) ss  
Ozaukee COUNTY )

Personally came before me on July 13, 2009  
the above-named Jared J. Feider and Candice Feider, husband and wife

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

*[Signature]*  
*[Signature]*  
Notary Public, State of WISCONSIN  
My commission (is permanent) (expires NOV 14, 2010)

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

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

**WARRANTY DEED**

©2003 STATE BAR OF WISCONSIN

FORM NO 1-2003

\*Type name below signatures

INFO-PRO™ Legal Forms • (800)855-2021 • info@proforms.com



State Bar of Wisconsin Form 3 - 2003

## QUIT CLAIM DEED

Document Number

Document Name

DOC.# 09355451

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 12/18/2006 12:31PM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT 11.00

THIS DEED, made between JARED J FEIDER, MARRIED TO  
CANDICE FEIDER

("Grantor," whether one or more),

and JARED J FEIDER AND CANDICE FEIDER, HUSBAND AND  
WIFE

("Grantee," whether one or more)

Grantor, quit claims 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)LOT 23 FOX CROFT HIGHLANDS BEING A SUBDIVISION OF  
THE SW 1/4 OF THE NE 1/4 OF SECTION 8 IN T8N, R22E,  
VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

Recording Area

Name and Return Address

MR &amp; MRS FEIDER

8454 FOX CROFT LN

FOX POINT WI 53217

FEE

# 77 25 (8)m

EXEMPT

053-1025-000

Parcel Identification Number (PIN)

This IS homestead property  
(is) (is not)Dated November 30, 2006\* JARED J FEIDER

(SEAL)

(SEAL)

(SEAL)

(SEAL)

## AUTHENTICATION

Signature(s) JARED J FEIDERauthenticated on November 30, 2006\* ROBERT W SILVESTRI

TITLE MEMBER STATE BAR OF WISCONSIN

(If not,

authorized by Wis Stat § 706.06)

THIS INSTRUMENT DRAFTED BY

ATTORNEY ROBERT W SILVESTRI

OFPS

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

NOTE THIS IS A STANDARD FORM ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

QUIT CLAIM DEED

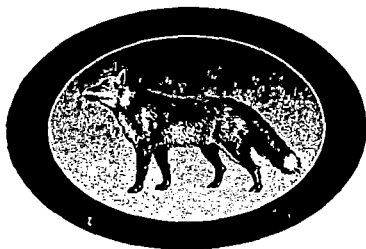
STATE BAR OF WISCONSIN

FORM No 3-2003

\*Type name below signatures

Attorney Robert Silvestri 20700 Watertown Rd Waukesha WI 53186  
ROBERT W SILVESTRIPhone 2627989702 Fax 2627989718  
Produced with ZipForm™ by RE FormsNet LLC 18025 Fifteen Mile Road Clinton Township Michigan 48035 www.zipform.com

FFIDER QCD zlv



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: Fedier

Date: 10/1/08

Address: 8454 NW Foxcroft 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

**\*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

PROPERTY MAINTENANCE  
COMPLIANCE NOTICE

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

Property Owner: Feider

Date: 8/18/09

Address: 8454 N Foxcroft

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

jh

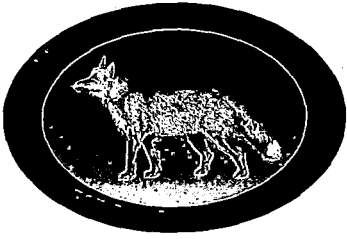
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by \_\_\_\_\_. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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 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 JARED FEIGER  
Address 8454 N. Foxcroft Ln

Date 12 Aug 2002

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  
SS

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

## REAL ESTATE MORTGAGE

(Includes Cross Collateral and Future Advance Provisions)  
(Revised For Wisconsin Marital Property Act)

6211949

053-1025

REGISTER'S OFFICE

Milwaukee County, WI

RECORDED AT 9:26 AM

SEP 26 1988

REEL 2257 IMAGE 178

REGISTER  
OF DEEDSLinda R. Foscolo, an unmarried person

("Mortgagor")

whether one or more mortgages, conveys and warrants to F & M Bank

("Mortgagee")

in consideration of the sum of Sixteen Thousand and no/100Dollars (\$ 16,000.00),loaned or to be loaned to Linda R. Foscolo("Borrower", whether one or more) evidenced by Borrower's note(s) dated September 19, 1988

the real estate described below, together with all privileges, hereditaments, appurtenances, rents, leases, issues and profits, government entitlements, 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"). This Mortgage is also given to secure any extensions(s) and/or renewals(s) of the note(s) and the payment of any and all other sums advanced hereunder or secured by this Mortgage as further described and permitted in Paragraph 4 below, for any reason, and to secure performance of the covenants, conditions and agreements contained herein or in any note or other evidence of any of the Obligations (as hereinafter defined) secured by this Mortgage.

1. Description of Property. (This Property is not the homestead of Mortgagor)  
(is/is not)

Lot 6 in Fox Point Heights, being a Subdivision of a part of the Northeast 1/4 of Section 8, Town 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

☐ If checked here, description is contained on attached Exhibit "A".

☐ If checked here, this Mortgage is a purchase money mortgage.

☒ If checked here, this Mortgage is a "Construction Mortgage" pursuant to Wis. Stat. 409.31(1)(a) in that it secures an obligation incurred for the construction of an improvement on land including the cost of land, or secures an obligation incurred to refinance a Construction Mortgage.

2. Warranties. Mortgagor warrants clear and marketable title to the Property without the execution hereof by any other person excepting only restrictions and easements of record, zoning and other governmental ordinances and building restrictions, current taxes and assessments not yet due and: REM dtd 5/20/88 to F&M Bank for \$81,500.00 and REM dtd 8/11/88 to F&M Bank for \$7,000.00 left blank there are no others.

3. Escrow. Interest would be paid on escrowed funds required under Paragraph 8(a) below.  
(will/will not)

4. Present and Future Advances and Mortgage as Security. The term "Obligor" as used herein shall include without limitation the Mortgagor, Borrower, maker, co-maker, endorser or guarantor of any of the Obligations as hereafter defined. The term "Obligations" as used herein shall include, without limitation, all of the debts, notes, guarantees, obligations and liabilities of whatever nature or amount (land any extension, renewals or modifications thereof) arising out of credit or other financial accommodation previously granted, contemporaneously granted or granted in the future by Mortgagee to or at the request of any Obligor, and the performance of all covenants, conditions and agreements contained in this Mortgage or in any evidence of or document relating to any of the foregoing and, to the extent not prohibited by law, costs and expenses of collection or enforcement of the Obligations. This Mortgage shall continue to be a lien on the Property while any Obligations of Mortgagor to Mortgagee remain unpaid regardless of when such Obligations arose, until such time as the Mortgage is released or satisfied of record. Since this Mortgage secures all Obligations of any Obligor to Mortgagee, it is acknowledged that it may secure Obligations in a greater dollar amount than the amount stated in this Mortgage and that recording this Mortgage constitutes notice that the amount set out above may not be the actual amount of the Obligations due Mortgagee. Any advance under this Mortgage shall be discretionary at the sole option of Mortgagee, unless otherwise agreed in writing by the Mortgagee.

5. Taxes and Other Charges. To the extent not paid to Mortgagee under Paragraph 8(a), Mortgagor shall pay before they become delinquent all taxes, special and other assessments and other charges which may be levied or assessed against the Property by virtue of any law and assessment now or hereafter in force upon or against the Property, or against Mortgagee upon this Mortgage or the Obligations secured by this Mortgage, or upon Mortgagee's interest in the Property, and shall deliver to Mortgagee receipts showing the timely payment thereof.

6. Insurance. Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, extended coverage perils and such other hazards as Mortgagee may require, through insurers approved by Mortgagee, in amount(s) without co-insurance at least equal to the full value of the improvements on Property, and shall pay the premiums when due. The policies shall contain the standard mortgage loss payee clause in favor of Mortgagee (said clause shall identify Mortgagee as "mortgage loss payee") and each such insurer is hereby authorized and directed to make payments for loss directly to Mortgagee unless Mortgagee otherwise agrees in writing. The originals of all policies covering the Property shall be deposited with Mortgagee. Mortgagor shall promptly give notice of loss to insurer(s) and Mortgagee. All proceeds from such insurance shall be applied, at the Mortgagee's option, to either any of the Obligations (without prepayment penalty) or to the restoration of improvements of insely, all right, title and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee.

7. "Due on sale" and No Transfer. In the event that without Mortgagee's prior written consent, the Property or any part thereof either is sold, assigned, leased, mortgaged, conveyed or otherwise transferred, or any legal or equitable interest or title in all or part of the Property vests in any person(s) or entity(ies) other than the Mortgagor, for any reason whatsoever, including, without limitation, by virtue of the Wisconsin Marital Property Act; all Obligations secured by this Mortgage shall become immediately due and payable at Mortgagee's option. Mortgagee may, without notice to Mortgagor, deal with any transferee or with his interest in the same manner as with Mortgagor, without any way discharging Mortgagor's or any Obligor's liability or the Obligations. In the event there is a transfer or conveyance of any interest in the Property, the Mortgagee shall be entitled to all payments and/or consideration received by the Mortgagor pursuant to or by virtue of that transfer or conveyance; this provision shall not in any manner be construed to limit any of the rights or remedies of the Mortgagee, nor shall it in any manner be construed to imply or otherwise indicate that the Mortgagee consents to any such transfer.

## 8. Covenants of Mortgagor. Mortgagor covenants:

(a) Escrow. To pay Mortgagee in escrow an amount (either in single payment, monthly fractional payments, or a combination thereof, at Mortgagee's option) estimated by Mortgagee to be sufficient to enable Mortgagee to pay at least 30 days before they become due (1) all taxes, assessments, and other similar charges levied against the Property, (2) all insurance premiums on any required policy or policies of insurance hereunder, and (3) premiums for any mortgage guaranty insurance, if any of the Obligations secured hereby are guaranteed by said insurance. Upon demand, Mortgagee shall pay Mortgagee such additional amounts as are necessary to enable Mortgagee to pay these items in full when due. Escrowed funds may be co-mingled with Mortgagee's general funds. If interest is to be paid on escrowed funds, it will be paid as required by law at the lowest lawful rate. Mortgagee shall not be obliged to make a payment for any such purpose more than once a year;

(b) Condition and Repair. To keep Property in good tenable condition and repair, to restore or replace damaged or destroyed improvements and fixtures, and to pay all bills for repairs and any and all expenses incident to the Property, so that no lien may be created against the Property, and to exhibit upon demand, at Mortgagee's office evidence of such payment;

(c) Liens. To keep the Property free from interests, liens and encumbrances except the lien of this Mortgage and any exceptions set forth in Paragraph 2 above;

(d) Waste. Not to commit or permit waste upon the Property;

(e) Alteration or Removal. Not to remove, demolish or materially alter any part of the Property, without Mortgagee's prior written consent, except Mortgagee may remove a fixture provided the fixture is promptly replaced with another fixture of at least equal utility and quality;

(f) Condemnation. Mortgagor will pay to Mortgagee all compensation received for any taking by condemnation proceedings of (including payments in compromise thereof) and damages for any injury to all or part of the Property. Such compensation shall be applied as Mortgagee determines to rebuilding the Property or any Obligations (without prepayment penalty);

(g) Ordinances and Inspection. To comply with all laws, ordinances and regulations affecting the Property and to permit Mortgagee or its authorized representatives to enter the Property at reasonable times to inspect it and at Mortgagee's option repair or restore it; and

(h) Subrogation. That Mortgagee is hereby subrogated to all rights, remedies, claims and liens of any person or any Obligor arising in whole or part from the proceeds of any portion of any Obligation secured by this Mortgage. Mortgagee is also subrogated to the lien of any mortgage, other lien or security interest discharge in whole or in part by any portion of the proceeds of any Obligations secured by this Mortgage.

9. Default. Acceleration. Remedies. Any one of the following events shall constitute a default of this Mortgage and of any Obligations, howsoever evidenced, secured by this Mortgage, if permitted by law:

(a) A failure by any Obligor to make payment on any Obligation when due;

(b) If any representation or warranty made in this Mortgage or otherwise to induce Mortgagee to extend credit to any Obligor is false in any material respect when made;

(c) Any Obligor or a surety for any Obligation dies or ceases to exist;

(d) Mortgagor fails to observe or perform or breaches any of the covenants or agreements contained in this Mortgage;

(e) The breach of any term in any evidence of or documents relating to any Obligation or Loan Agreement or other agreement by any Obligor;

(f) The breach of any term of any Construction Loan Agreement relating to the Property and to which Mortgagee is a party;

(g) The default by Mortgagor as lessee or tenant, under lease of the Property;

(h) Any act done or permitted by any Obligor whereby the Property shall be weakened, diminished, or impaired;



(ii) If any Obligor or other person shall (1) apply for or consent to the appointment of a receiver or trustee for any Obligor or any Obligor's assets, (2) be unable or admit in writing to an inability to pay debts as they mature, (3) make a general assignment for the benefit of creditors, (4) be adjudicated a bankrupt or insolvent, or an order for relief is entered against any Obligor, (5) file a voluntary petition seeking reorganization or an arrangement with creditors or take advantage of any insolvency law or an answer admitting the material allegations of a petition filed against any Obligor in any Bankruptcy, reorganization or insolvency proceeding, or (6) take any action for the purpose of effecting any of the foregoing;

(j) Any event which causes Mortgagee in good faith to deem itself insecure;

(k) If Mortgagee is a corporation, then (1) a transfer or sale by Mortgagee or shareholders of Mortgagee of a majority of the issued and outstanding stock of any class or type of Mortgagee for any reason, without the prior written consent of Mortgagee; or (2) the issuance by Mortgagee of stock of any class or type to any person(s) or in any manner so as to change the now existing proportionate ownership and control interests of the existing shareholders of Mortgagee, without the prior written consent of Mortgagee;

(l) If Mortgagee is a partnership, then any change in the identity or proportionate interest or control of the partners, without the prior written consent of Mortgagee; or

(m) If Mortgagee is an individual, then the death of the spouse of any Obligor or any change in marital status or domicile of any Obligor.

In the event of a default, all Obligations secured by this Mortgage including all amounts which may be or have been advanced by Mortgagee to protect the security of this Mortgage, shall, at the option of the Mortgagee and without notice, notice hereby being expressly waived, be due and payable immediately and Mortgagee may collect same in a suit at law, and, or by foreclosure of this Mortgage by action or by the exercise of any other remedy available at law or equity, now existing or existing at the time of default, and the judgment or decree in the suit brought to foreclosure the same shall include all Obligations together with default interest at the default interest rates in the evidence(s) of the Obligations.

10. **Authority of Lender to Perform for Mortgagee** If Mortgagee fails to perform any covenants or duties as herein set forth, Mortgagee may perform or cause them to be performed, including without limitation, signing Mortgagee's name; and any amounts paid by Mortgagee pursuant thereto shall bear interest at the appropriate default interest rate (Paragraph 9 above), computed from the date of Mortgagee's expenditure to date of Mortgagee's repayment and be secured by the Mortgage. Mortgagee will repay on demand any such amounts so paid by Mortgagee. Mortgagee has no duty to inquire as to the validity of any tax, assessment, tax title or other claim or expense against the Property, and a receipt for repayment thereof shall be conclusive of their validity and amount.

11. **Lien and Set Off of Mortgagee's Credit Balance** Mortgagee grants Mortgagee a security interest and lien, without any limitation, in any property, credit balance, escrow or other money, now or hereafter owed Mortgagee by Mortgagee; and, in addition, Mortgagee agrees that Mortgagee may at any time upon the occurrence of any act of default without notice or demand set off against any such property, credit balance, escrow, or other money, any Obligation secured by this Mortgage whether due or not.

12. **Power of Sale** In the event of foreclosure, it shall be lawful for Mortgagee to cause the Property to be sold at public sale and cause execution and delivery to purchasers of deed(s) of conveyance pursuant to statute.

13. **Waiver** Mortgagee may waive any default without waiving any other subsequent or prior default by any Obligor. No failure or delay of Mortgagee to exercise any right hereunder shall operate as a waiver thereof, nor shall any single or partial exercise by Mortgagee of any such right preclude any other or further exercise thereof, or the exercise of any other right. The remedies herein provided are cumulative and not exclusive of any remedies provided by law.

14. **Assignment of and Entitlement to Rents and Leases** As additional security for Obligations, Mortgagee does hereby assign, sell, transfer, demise and set over to Mortgagee all rents, issues, profits and leases now or hereafter due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the Property. Mortgagee may, at its sole option without any prior approval of Mortgagee, notify any or all tenants to pay directly to Mortgagee all rent, issues, profits and leases arising out of the Property, and all payments required to be made pursuant to or by virtue of any lease agreement(s). Mortgagee may apply same, at its option and without regard to priority to application, to payment of taxes, insurance premiums, operating expenses, attorney's and accountant's fees and expenses, and on the principal and interest of any Obligation, after deduction of a reasonable fee for services rendered in collection and management. This assignment shall continue until all Obligations secured by this Mortgagee have been fully paid and satisfied. The Mortgagee shall be entitled to all rent, issues, profits and leases pertaining to the Property immediately upon default by the Mortgagee in complying with any term or requirement of this Mortgage or any indebtedness or evidence of any indebtedness or guaranty secured by this Mortgage. The Mortgagee shall be entitled without taking any action (including seeking the appointment of a receiver) to all rent, issues, profits and leases.

15. **Receiver** Upon the commencement or during the pendency of an action to foreclose this Mortgage or enforce any other remedies of Mortgagee, without regard to the adequacy or inadequacy of the Property as security for the Obligations, and whether or not waste is being committed or occurring, Mortgagee may seek and the court appoint a receiver of the Property (including homestead interest) to serve without bond and take possession of the Property and require and collect its rents, issues and profits and all payments required to be made pursuant to or by virtue of any lease, to hold and apply the same as directed by the court, and to exercise such other powers as may be granted until the receivership shall cease.

16. **Foreclosure Without Deficiency Judgment** If the Property is a one to four family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church, or owned by a tax exempt charitable organization, Mortgagee agrees to the provisions of sec. 846.101, Wis. Stats., as the same may be amended or renumbered from time to time, permitting Mortgagee, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of such real estate of 20 acres or less six months after a foreclosure judgment is entered. If the Property is other than a one to four family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Mortgagee agrees to the provisions of sec. 846.103, Wis. Stats., as the same may be amended or renumbered from time to time, permitting Mortgagee, upon waiving the right to judgment for deficiency to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered. Mortgagee is also entitled to all other or additional remedies permitted by law existing on the date this Mortgage is signed and/or existing at the time of the default.

17. **Costs, Expenses and Attorneys Fees** In case of default, whether abated or not, and except as otherwise provided in documents evidencing the Obligations secured hereby, to the extent not prohibited by law, all Mortgagee's expenses for purposes of collection, including actual attorney's fees, and all costs and disbursements if legal action is necessary, and all expenses of Mortgagee including, without limitation, title evidence, surveys, appraisals and insurance shall be added to the Obligations, and become due as incurred, and in the event of foreclosure, be included in the judgment. In the event the position of Mortgagee is challenged in any manner or Mortgagee is named in any action, proceeding or lawsuit for any reason involving any Mortgagee, Borrower, Obligor or the Property, the Mortgagee and any Obligor immediately upon the request of Mortgagee, shall pay Mortgagee all expenses of every kind pertaining thereto including, without limitation, its actual attorney's fees, costs, disbursements, and expenses, which sum if not paid shall be added to the Obligations and become due as incurred, and may be included in any judgment.

18. **Word Form** Wherever the context of their usage permits, words in singular form shall include the plural form and words in the plural form shall include the singular form with no distinction between gender.

19. **Severability and Cumulative Remedies** Invalidity or unenforceability of any provision of this Mortgage shall not affect the validity or enforceability of any other provisions. The rights and remedies granted to the Mortgagee in this Mortgage are cumulative, and are in addition to the remedies granted by law.

20. **Obligors, Successors and Assigns** The Obligations of all Mortgagees and Obligors are jointed and several. This Mortgage benefits Mortgagee, its successors and assigns, and binds all Mortgagees and Obligors and their respective heirs, personal representatives, successors, assigns and trustees and receivers.

21. **Applicable Law** This Mortgage shall be governed and interpreted by the internal laws of the State of Wisconsin in effect on the date of execution of this Mortgage, and as such laws may be amended or created from time to time while this Mortgage is in existence.

22. **Captions** The captions shall not be deemed to be fully inclusive of all provisions in any captioned paragraph, and are included for reference purposes only.

Signed and Sealed this 19th day of September, 1988, Mortgagee signs freely and voluntarily, and without duress or coercion.

(Name of Corporation or ) (SEAL)

By (SEAL)

( President or ) (SEAL)

Attest: (SEAL)

( Secretary or ) (SEAL)

Witnessed and required

AUTHENTICATION OR ACKNOWLEDGMENT/CERTIFICATE OF NOTARIAL ACT

STATE OF WISCONSIN

Signatures of Waukesha County, ss.

This instrument was

acknowledged before me on September 19, 1988.

by Linda R. Foscolo.

authenticated this day of 1988.

(Name of person at ss.

an unmarried person

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

01

Title: Member State Bar of Wisconsin or

authorized under Sec. 706.06 Wis. Stats.

This instrument was drafted by

Dated September 19, 1988

Notary Public Waukesha County, Wis.

My Commission (Expires) May 24, 1992

P. Baethin for F & M Bank

Type or print name signed above

8454 N Fox Croft  
053-1025

24-23

150

1st B Rec

34-16-65 689732 4207307

DOCUMENT NO.

REEL 269 IMAGE 1699

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

4207307  
REGISTER'S OFFICE  
MILWAUKEE COUNTY, WIS.  
RECORDED AT 7550 M  
SEP 16 1965  
Reel 269 Image 1699  
Clyde M. Holman  
REGISTER OF DEEDS

THIS INDENTURE, Made this 16<sup>th</sup> day of Sept, A. D. 1965  
between Richard C. Burdick and Edith D. Burdick, his wife

parties of the first part, and  
Joseph A. Pethe and Marjorie I. Pethe, his wife

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

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

Lot 23 in Fox Croft Highlands, being a Subdivision of the South West 1/4 of  
the North East 1/4 of Section 8, in Township 8 North, Range 22 East, in the  
Village of Fox Point, County of Milwaukee and State of Wisconsin.



28,000

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto  
the said parties of the second part, and to their heirs and assigns FOREVER.  
And the said Richard C. Burdick and Edith D. Burdick, his wife

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and  
agree to and with the said parties of the second part, their heirs and assigns, that at the time of the  
ensuing and delivery of these presents they are well seized of the premises above described, as of a  
good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are  
free and clear from all incumbrances whatever, except zoning laws and ordinances, building  
restrictions, recorded easements for public utilities, if any, and real estate  
taxes subsequent to January 1, 1965

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

In Witness Whereof, the said parties of the first part have hereunto set their hands and  
seals this 16<sup>th</sup> day of Sept, A. D. 1965

SIGNED AND SEALED IN PRESENCE OF

Carroll B. Huntress  
CARROLL B. HUNTRESS

Richard C. Burdick (SEAL)  
Edith D. Burdick (SEAL)  
Edith D. Burdick (SEAL)  
(SEAL)  
(SEAL)

State of Wisconsin, } Personally came before me, this 16<sup>th</sup> day of Sept, A. D. 1965  
Milwaukee County. } the above named Richard C. Burdick and Edith D. Burdick, his wife  
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Carroll B. Huntress

Notary Public, Milwaukee County, Wis.  
My Commission (expires) (is) April 20, 1969

(Section 59.31 (1) of the Wisconsin Statutes provides that if any grantee to be recorded shall have plainly printed or reprinted thereon  
the names of the grantors, grantees, witnesses and notary; Section 59.315 similarly requires that the name of the person who, or govern-  
mental agency which, drafted such instrument, shall be printed, reprinted, stamped or written thereon in a legible manner.)  
Wisconsin Legal Blank Company  
Milwaukee, Wisconsin 53239

WARRANTY DEED

STATE OF WISCONSIN  
FORM No. 1

24-23

MAR-4-69 79291 • 4448762 LI CAREC \*\*2.00

DOCUMENT NO. REEL 467 IMAG 200

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

4448762

REGISTER'S OFFICE  
Milwaukee County, Wis.  
RECORDED AT 1220 PM  
on MAR - 4 1969 in  
Reel 467 Image 200  
Milan Patter  
Register of Deeds

THIS INDENTURE, Made this 12<sup>th</sup> day of February, A. D. 1969,  
between Joseph A. Pethe and Marjorie J. Pethe, his wife

Joseph part 1st of the first part, and  
Ernest // Lawinger and Angeline A. P. Lawinger, his wife

parties of the second part,  
Witnesseth, That the said part 1st of the first part, for and in consideration  
of the sum of One dollar and other good and valuable  
consideration

to them in hand paid by the said part 1st of the second part, the receipt  
whereof is hereby confessed and acknowledged, ha. Ys. given, granted, bargained, sold, remised, released, aliened,  
conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and  
confirm unto the said part 1st of the second part, their heirs and assigns forever, the following  
described real estate, situated in the County of Milwaukee and State of Wisconsin, to-wit:

Lot 23 in Fox Croft Highlands, being a Subdivision of the South West  
1/4 of the North East 1/4 of Section 8, in Township 8 North, Range 22  
East, in the Village of Fox Point, County of Milwaukee and State of  
Wisconsin.

(Tax Key No. 24-23)

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise  
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part 1st of the  
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and  
their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto  
the said parties of the second part, and to their heirs and assigns FOREVER.  
And the said Joseph A. Pethe and Marjorie J. Pethe, his wife

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and  
agree to and with the said part 1st of the second part, their heirs and assigns, that at the time of the  
ensuealing and delivery of these presents, they are well seized of the premises above described, as of a  
good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are  
free and clear from all incumbrances whatever, excepting: Municipal and Zoning Ordinances and  
Recorded Easements for Public Utilities: Recorded Building Restrictions:

and that the above bargained premises in the quiet and peaceable possession of the said part 1st of the second  
part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part  
thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said part 1st of the first part ha. Ys. hereunto set their hand. S. and  
seals this 12<sup>th</sup> day of February A. D. 1969

SIGNED AND SEALED IN PRESENCE OF

Robert A. Zachman  
Carl E. Gleysteen  
Carl E. Gleysteen

Joseph A. Pethe (SEAL)  
Marjorie J. Pethe (SEAL)  
Marjorie J. Pethe (SEAL)  
(SEAL)

State of Wisconsin, Milwaukee County } Personally came before me, this 12<sup>th</sup> day of February, A. D. 1969,  
the above named Joseph A. Pethe and Marjorie J. Pethe, his wife

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

THIS INSTRUMENT WAS DRAFTED BY Carl E. Gleysteen  
Notary Public, Milwaukee County, Wis.  
Harold J. Bruce My commission (expires) (is) August 20, 1972

REEL 1917 IMAGE 1120

053-1025

NAME CHANGE

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

5937558

13

8454 N. Fox Croft Ln.

This Deed, made between Richard J. Boyle, Jr. and Ann K. Boyle, husband and wife  
Grantor,  
and James S. Markenson and Sari Selig Markenson, husband and wife  
Grantee,

REGISTER'S OFFICE } ss  
Milwaukee County, WI  
RECORDED AT -3 35 PM M

JUL 16 1986

REEL 1917 IMAGE 1120

With Copy REGISTER OF DEEDS

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

RETURN TO M/S Markenson  
8454 N. Fox Croft Ln.  
FOX POINT, WI 53217

Tax Parcel No: 053-1025

Lot Twenty-three (23) in FOX CROFT HIGHLANDS, being a Subdivision of the South West One-quarter (1/4) of the North East One-quarter (1/4) of Section Eight (8), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

TRANSFER 20  
\$ 315  
FEE

5937558  
RECORD 4.00  
RTX 315.00

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Richard J. Boyle, Jr. and Ann K. Boyle, 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 2<sup>nd</sup> day of July, 1986.

(SEAL) Richard J. Boyle, Jr. (SEAL)  
Ann K. Boyle (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of, 19

MILWAUKEE County, ss.  
Personally came before me this 2<sup>nd</sup> day of July, 1986, the above named Richard J. Boyle, Jr. and Ann K. Boyle

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY  
Carl E. Gleysteen

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

Notary Public John McLeishan Pawan Milwaukee County, Wis.  
My Commission is permanent (If not, state expiration date: 9/13, 1987...)

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

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 1-1982

Wisconsin Legal Blank Co. Inc.  
Milwaukee, Wis.

400

53-1025

\*200  
\*69

DOCUMENT NO.

REEL 1024 IMAGE 1103

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

5111212

RECORDED AT JUN 16 1977  
Milwaukee County, Wis.  
ON JUN 16 1977  
Reel 1024 Image 1103  
Walter R. Buehl  
REGISTER OF DEEDS

5111212 B C REC  
JUN-16-77 890316

This Deed, made between Ernest Joseph Lawinger and Angeline A. P. Lawinger, his wife

and Richard J. Boyle and Ann K. Boyle, his wife

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

Lot 23 in Fox Croft Highlands, being a Subdivision of Southwest one-quarter of Northeast one-quarter of Section 8, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

RETURN TO  
SECURITY SAVINGS & LOAN ASS'N.  
184 WEST WISCONSIN AVENUE  
MILWAUKEE, WIS. 53203  
Tax Key # 053-1025  
This is homestead property.

TRANSFER  
\$64.50  
FEB

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining:  
And Ernest Joseph Lawinger and Angeline A. P. Lawinger, his wife  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record, if any, and zoning ordinances, and except taxes and assessments against said premises from and after January 1, 1977  
and will warrant and defend the same.

Executed at Milwaukee, Wisconsin this 6th day of June, 1977

SIGNED AND SEALED IN PRESENCE OF

Ernest Joseph Lawinger (SEAL)  
Angeline A. P. Lawinger (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 } ss.  
Milwaukee County.  
Personally came before me, this 6th day of June, 1977,  
the above named Ernest Joseph Lawinger and Angeline A. P. Lawinger, his wife

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

THIS INSTRUMENT WAS DRAFTED BY  
Douglas Lenicheck, Attorney at Law

Douglas Lenicheck  
Douglas A. LENICHECK

The use of witnesses is optional.

Notary Public, Milwaukee, Wis.  
My commission expires (is) present

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



DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3-1982  
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

8454 n. Fox Croft

6987216

REGISTER'S OFFICE  
Milwaukee County, WI

RECORDED AT 8:50 PM

AUG - 5 1994

REEL 3346 IMAGE 1559

Wm. C. Lardner REGISTER OF DEEDS

James S. Markenson and Sari Selig Markenson, husband and wife

quit-claims to Sari Selig Markenson

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

RETURN TO Brian W. McGrath  
Foley & Lardner  
777 East Wisconsin Avenue  
Milwaukee, WI 53202 Box 286

Tax Parcel No: 053-1025

Lot Twenty-three (23) in FOX CROFT HIGHLANDS, being a Subdivision of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Eight (8), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point.

NAME CHANGE

6987216 #

RECORD 10.00

# FEE 77.25 (8)  
EXEMPT

This is homestead property.  
(is) 4th

Dated this 4th day of August, 19 94

(SEAL)

James S. Markenson (SEAL)

(SEAL)

Sari Selig Markenson (SEAL)

(SEAL)

Sari Selig Markenson

AUTHENTICATION

Signature(s) James S. Markenson and  
Sari Selig Markenson

authenticated this 4th day of August, 19 94.

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY  
Benjamin D. Levin of

Foley & Lardner - Milwaukee

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, ss.

Personally came before me this 4th day of August, 19 94, the above named James S. Markenson and Sari Selig Markenson

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

Charles B. Bandy  
Notary Public - Milwaukee County, Wis.

My Commission is permanent, term of state expiration date: 19 99

1002

7391783

STATE BAR OF WISCONSIN FORM 1 - 1982  
WARRANTY DEED

REEL 4093 IMAGE 43

DOCUMENT NO.

053-1025

This Deed, made between  
Sari Selig Markenson, a single person  
 \_\_\_\_\_, Grantor,  
 and David Scott Lattos and Marcy Beth Lattos, husband  
and wife  
 \_\_\_\_\_, Grantee,

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

NAME CHANGE

REGISTRAR'S OFFICE } ss  
 Milwaukee County, WI }  
 RECORDED AT \_\_\_\_\_ 8 10 AM

JUL 11 1987  
 REEL 4093 IMAGE 43  
 WALTER A. BERRY, JR. REGISTER OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS  
David and Marcy Lattos  
8454 N Fox Croft Lane  
Fox Point, WI 53217

053-1025  
 PARCEL IDENTIFICATION NUMBER

Lot 23 in Fox Croft Highlands, being a Subdivision of the South West 1/4 of the  
 North East 1/4 of Section 8, in Township 8 North, Range 22 East, in the Village of  
 Fox Point, County of Milwaukee, State of Wisconsin.

TRANSFER  
 \$517.50  
 FEE

7391783  
 RECORD 10.00  
 RTX 517.50

This is \_\_\_\_\_ homestead property.  
 (is) ~~XXXX~~

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

And Grantor  
 warrants that the title 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 general taxes levied in the year of closing  
 and will warrant and defend the same.

Dated this 30th day of May, 19 97.

\_\_\_\_\_  
 (SEAL)

Sari Selig Markenson (SEAL)  
 \_\_\_\_\_

\_\_\_\_\_  
 (SEAL)

\_\_\_\_\_  
 (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

Edward A. Purtell 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 30th day of  
May, 19 97, the above named

Sari Selig Markenson

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

William H. Laev  
William H. Laev  
 Notary Public, MILWAUKEE County, Wis.

My commission is permanent. (If not, state expiration date:  
11-22-1998)

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

WARRANTY DEED

STATE BAR OF WISCONSIN  
 Form No. 1 - 1982

Wisconsin Legal Blank Co. Inc.  
 Milwaukee, Wis.

STATE BAR OF WISCONSIN FORM 2 - 1998  
WARRANTY DEED

Document Number

053-1025  
7982418  
REGISTER'S OFFICE 1 SS  
Milwaukee County, WI  
RECORDED AT 3:20 PM  
10-27-2000

This Deed, made between David Scott Lattos and Marcy  
Beth Lattos, husband and wife

and Jared J. Feider

Grantor,

Grantee.

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

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 10.00

NAME CHANGE

Recording Area

Name and Return Address

Jared J Feider  
8454 N. Foxcroft Ln  
Fox Point, WI 53217

053-1025

Parcel Identification Number (PIN)

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

LOT TWENTY-THREE (23), IN FOX CROFT HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH  
WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 8, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN  
THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN.

Tax Key No. 053-1025

TRANSFER  
\$ 588.00  
FEE

Exceptions to warranties:

municipal and zoning ordinances and agreements entered under them, recorded easements for distribution or utility &  
municipal services, recorded building and use restrictions and covenants, general taxes levied in year of closing.

Dated this 16th day of October, 2000.

(SEAL)

David Scott Lattos

(SEAL)

• David Scott Lattos

(SEAL)

Marcy Beth Lattos

(SEAL)

• Marcy Beth Lattos

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

State of Wisconsin,

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Waukesha County, 16 day of October, 2000, the above named

David Scott Lattos and Marcy Beth

Lattos

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Gerald T. Warzyn

Carla J. Green  
Notary Public  
State of Wisconsin

\_\_\_\_\_ person 5 who executed the foregoing  
and acknowledge the same

Carla J. Green

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date)

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

\* Names of persons signing in any capacity must be typed or printed below their signature

000366381



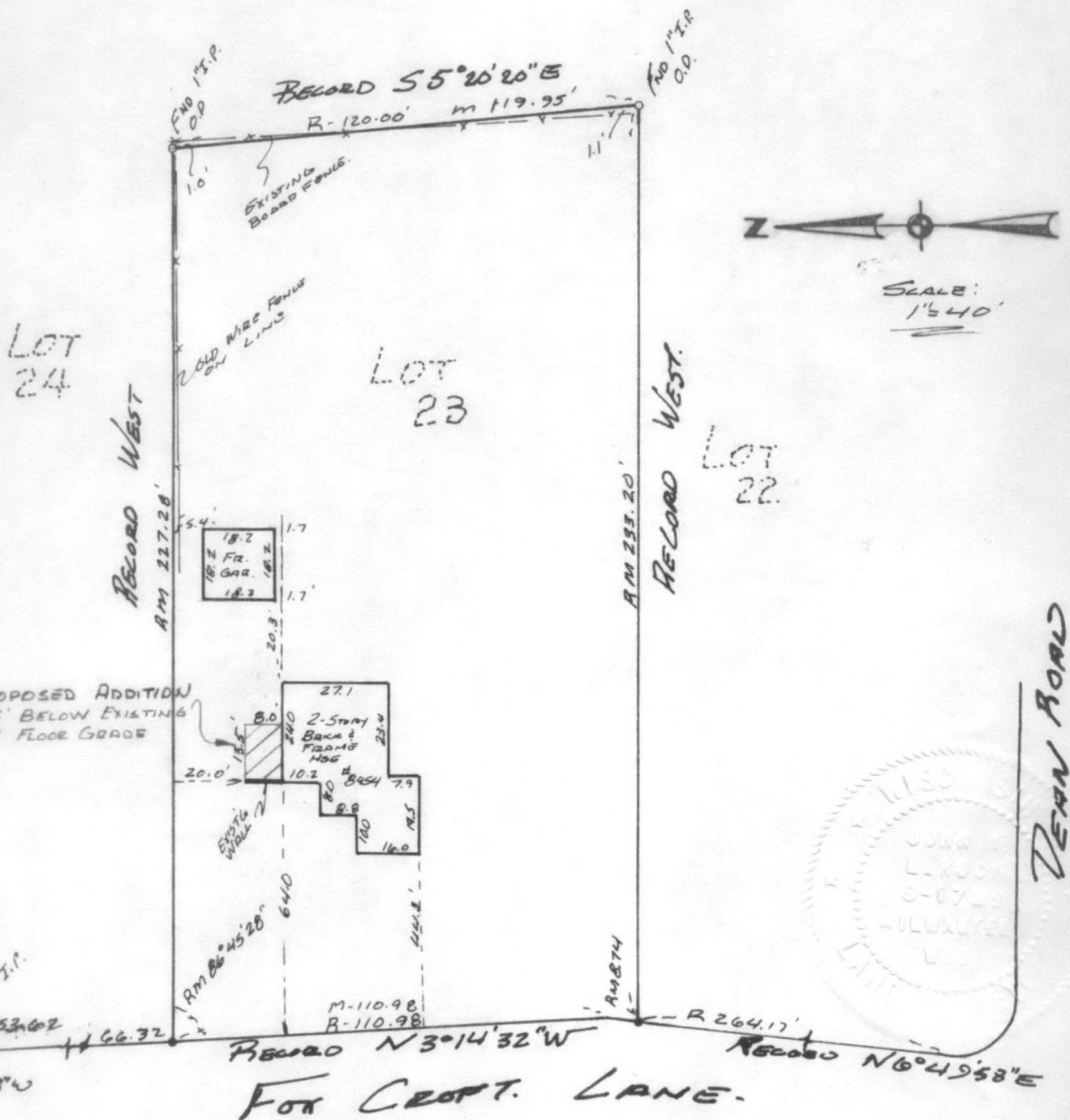
## PLAT OF SURVEY

J.N.L. SURVEYING COMPANY  
7343 North Teutonia  
Milwaukee, Wisconsin 53209

FOR: Richard Boyle jr.  
RE: 8454 Fox Croft, Fox Point, Wisconsin

## DESCRIPTION:

LOT 23 in FOX CROFT HIGHLANDS, being a subdivision of the SW 1/4 of the NW 1/4 of Section 8, T8N., R22E, in the Village of Fox Point, Wisconsin.



## LEGEND

- Set Iron
- Found Iron
- R-Record Measurement
- M-Field Measurement

State of Wisconsin } S.S.  
County of Milwaukee }

I do Certify that I have surveyed the above-described property and that the above map is a true representation thereof and shows the size and location of the property and boundaries, the location and dimension of all visible structures thereon, fences, apparent easements, roadways and encroachments to the best of my knowledge and belief.

This survey is made for the exclusive use of the present property owners of the property, and also of those who purchase, mortgage, or guarantee the title thereto within one year from the date hereof, and to them I do certify the accuracy of said survey and map as related to Chapter AE-5 of the Wisconsin Administrative Code.

Dated this date 15<sup>th</sup> of Sept 1964.

John N. J. J. S1789

FOX CROFT HIGHLANDS

LOT 23

8454 ~ Fox Croft Lane

