

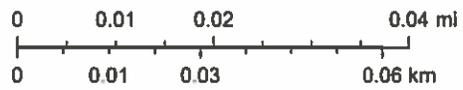
Vilas County Land Records Map



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1:1,200

- Town/City Boundary
- Parcel Boundary
- Tax Parcel Sub Lines
- Boundary Line
- Right of Way Line
- Tax Parcel Info
- Tax Parcel Distances (Legacy)
- Tax Parcel Distances
- Sub-Section Labels
- Section Labels
- Quarter/Gov't Lot Line
- Section Line



Created by Vilas County Mapping Department, Vilas County Land Information Department, Vilas County Land Information

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens or deferred charges not shown on the tax roll for installations and connections of water and sewer laterals, mains and service pipes.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. General taxes for the year 2021, not yet due and payable.
10. Possible homestead and marital property rights of the spouse of the insured, if married.
11. Public or private rights, if any, in such portions of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road or highway purposes, including State Highway "17" and Tower Road.
12. Reserving an easement for access and vehicle parking as contained in an instrument executed by and between James A. O'Neill and Sherilyn K. O'Neill, husband and wife to Bernie Nowak and Esther Nowak, husband and wife, dated September 30, 1987, recorded October 14, 1987 in Volume 511 Micro Records, page 469 as Document No. 245065. 18-19
13. Utility easement as contained in an instrument executed by and between Sofia Lindholm and Robert Lindholm to Wisconsin Michigan Power Company dated July 28, 1941, recorded August 2, 1941 in Volume 88 Easements, page 548 as Document No. 59117.
14. Liability of the subject premises to future assessments as contained in an instrument dated April 3, 1969, recorded April 29, 1969 in Volume 226 of Records, page 385 as Document No. 135158.
15. Right of way easement as contained in an instrument executed by and between Robert H. Shoeder to Phelps Sanitary District #1, its successors and assigns, dated September 8, 1971, recorded January 19, 1972 in Volume 258 of Records, page 523 as Document No. 147029.

Schedule B-II of this Commitment consists of 2 page(s).

- 16. ~~Right of way easement as contained in an instrument executed by and between Lowell E. Buell and Betty Buell, his wife to Phelps Sanitary District #1, its successors and assigns dated July 30, 1971, recorded January 19, 1972 in Volume 258 of Records, page 545 as Document No. 147051.~~
- 17. Existing 4 inch sewer line as contained in an instrument executed by and between Sherilyn K. O'Neill to Bernie Nowak and Esther Nowak, husband and wife, dated July 11, 1988, recorded July 12, 1988 in Volume 524 Micro Records, page 653 as Document No. 250034.
- 18. ~~Mineral and mineral rights as contined in various instruments dated December 31, 1921, recorded March 6, 1922 in Volume 30 Deeds, page 583, in an instrument dated December 27, 1977, recorded December 27, 1977 in Volume 344 Micro Records, page 21 as Document No. 181790 and in an instrument dated June 26, 1987, recorded June 29, 1987 in Volume 505 Micro Records, page 553 as Document No. 242651.~~
- 19. ~~Minerals and mineral rights reserved as contained in an instrument executed by and between C.M. Christiansen Co, to Dietmar Busch, dated June 19, 2002, recorded July 29, 2002 in Volume 1067 Records, page 664 as Document No. 388699.~~
- 20. Parking easement over driveway and parking lot as contained in an instrument executed by and between James B. Flannery and Janice Flannery and Dietmar Busch, dated April 17, 2003, recorded April 28, 2003 in Volume 1153 Records, page 493 as Document No. 401125. 18-19
- 21. Judgment regarding real estate filed July 24, 2009 in Vilas County Circuit Court as Case No. 07FA132 and recorded July 30, 2009 as Document No. 478412.
- 22. DELINQUENT general taxes for the year 2020, in the sum of \$2,103.59, exclusive of fee and interest.

* * * * *

*pt SW NW
1-4-11 / SENE
2-4-11*

Total 2020 taxes were \$2,103.59. (Phelps Computer Nos. 18-19 & 18-183-04 Tax Parcel Nos. 7-7 & 4-13)

NOTE: For informational purposes the Vilas County Tax Lister's Office identifies the subject premises as: 2198 State Highway 17, Phelps, Wisconsin

This commitment and policy, when issued, should not be construed as insuring the exact location, passibility and obligations concerning maintenance of the easement described in Schedule A hereof.

Schedule B-II of this Commitment consists of 2 page(s).

