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Robert L. Loberg, President

60 YEAR TITLE SEARCH

Shane

Wisconsin Department of Transportation
Northwest Region-Eau Claire, 718 W Clairemont Ave
Eau Claire, Wisconsin 54701-5108

Attn: Anna Anton

#1

Re: John A. Gillis Trust
Project No. 1550-07-22

DESCRIPTION: The SE¼ of the SW¼ of Section 26, Township 31 North, Range 17 West, Town of Stanton, St. Croix County, Wisconsin, EXCEPT those lands described in Vol. 459 of Rec., pg. 473, as Doc. No. 299799.

EFFECTIVE DATE: 2/15/2007
DATE OF REPORT: 2/20/2007
The Effective Date of this report is the verified date at the Register of Deed's Office. Records have been searched through the posted date at the Register of Deed's Office which is 2/15/2007.

LAST RECORD OWNERS: The grantee(s) on the last deed of record of a full ownership interest in the subject premises is (are) The John A. & Rosemary G. Gillis Living Trust, dated March 20, 1997, and any amendments thereto, by Warranty Deed dated April 16, 1997, recorded July 26, 2000, in Vol. 1529 of Rec., pg. 330, as Doc. No. 627060, subject to the following matters created or appearing in the last 50 years:

1. An Easement to Wisconsin Telephone Company dated June 30, 1950, recorded July 25, 1950, in Vol. 295 of Rec., pg. 506, as Doc. No. 228302.

Pd
11-12-07 Rmo

2. The Real Estate Taxes for 2006 are partially paid.
Parcel Id. No. 036-1061-95-000

UNPAID JUDGMENTS OF RECORD AGAINST RECORD OWNERS DURING THE PAST TEN YEARS: None

UNPAID FEDERAL AND STATE TAX LIENS OF RECORD AGAINST RECORD OWNERS DURING THE PAST TEN YEARS: None

UNPAID CHILD SUPPORT LIENS DOCKETED WITH THE REGISTER OF DEEDS OF St. Croix COUNTY, WISCONSIN, DURING THE PAST FIVE YEARS: None

The attached Disclaimer, consisting of three (3) paragraphs, is part of this report. By ordering and accepting this report you agree that the liability of St. Croix County Abstract & Title Co., Inc., under this report shall not exceed the sum of $1,000 or your actual loss, whichever is less.

St. Croix County Abstract & Title Co., Inc.

By: Shane Wiseman
Shane Wiseman, Title Examiner

DISCLAIMER

This report is for informational purposes only. It does not represent a detailed examination of each instrument shown and it is not an opinion as to the title to the within described premises. It is not intended to be and should not be used as a substitute for a Title Insurance Commitment or Policy. It is not to be used as a "Search" in order to produce a Title Insurance Commitment or Policy by another title insurance company or agent. If this report is used as the basis for the production of a Policy of Title Insurance, the title company or agent ordering the report or relying upon it does so at their own risk. If the full protection of a Title Insurance Commitment or Policy is required, please contact us and we will issue a Title Insurance Commitment based upon a complete examination of the records and chain of title, and we will charge a fee pursuant to rates filed with the Office of the Commissioner of Insurance which correspond to the liability assumed. The liability of St. Croix County Abstract & Title Co., Inc. under this report shall not exceed Five Hundred dollars and no/100ths ($500.00) or the actual loss of the addressee, whichever is less.

This property report does not constitute an opinion of title, an examination of abstract, a recorded document guarantee, nor a commitment to issue title insurance. It merely purports to show the last record owners of the parcel above described, unsatisfied mortgages against said parcel and judgment, State and Federal tax liens and child support liens against the last record owner only. Child support liens are shown only if docketed with the Register of Deeds within the past five years. Judgments and State and Federal tax liens are shown only if they have been of record for less than ten years. Note, the last record owner is the grantee in the last recorded instrument of conveyance. Title has not been searched or examined prior to said conveyance. As such this report is not a guarantee of the status or chain of title. It is not to be relied upon by you or any other person or entity as a representation of status of title to the property. Matters affecting title, of an adverse nature, may exist but not be disclosed by our limited search. A title insurance policy or an abstract certified from government entry to date and an attorney's opinion should be obtained to determine legal or merchantable title. This search does not include documents pertaining to recorded or unrecorded easements; mineral estates or reserved rights therein; instruments, proceedings or other matters which do not specifically describe the subject premises; water rights; claims or title to water or water rights; life estates or claims by other owners in or to the subject premises.

This property report is not a search of prior ownerships or uses in connection with the innocent land owners defenses under CERCLA (Comprehensive Environmental Response Compensation and Liability Act). In no way and under no circumstances shall St. Croix County Abstract & Title Co., Inc. be liable for any environmental hazardous waste or toxic substance costs or penalties imposed on applicant or the subject property by virtue of failure to identify or attach recorded documents; and, as to documents referred to herein, same are intended only to show most recent fee owner and mortgage, judgment or tax liens against the property. The information and documents provided with this search, or referred to herein, are not intended to provide and may not include information necessary for use in a due diligence inquiry to facilitate an innocent land owner or purchaser defense available in connection with CERCLA, as amended, or other Federal or State Environmental legislation.

Revised 10/30/06

St. Croix County 2006 Property Report

Print Report

Generated: 1/30/2007 2:57:17 PM **Data Updated:** 1/30/2007 1:00:00 AM
PARCEL COMPUTER NUMBER: 036-1062-30-000
PARCEL MAP NUMBER: 26.31.17.400A

2002 | 2003 | 2004 | 2005 | 2006 <-- Click on the year to select the annual record. (* & dark red = delinquent)

Property Description

Municipality:	036 - TOWN OF STANTON
Document Number:	627060
Volume & Page:	V1529, P330
Public Land Survey:	SECTION 26 T31N R17W
Quarter:	
QQ / Tract:	
Plat:	NOT AVAILABLE
Description:	SEC 26 T31N R17W SE SW EXC P400B
Total Acres:	37.00 ACRES

Billing Information

Name / Attn.:	JOHN A & ROSEMARY G TRST GILLIS
Address:	150 HOWARD AVE
City, State, Zip:	AMERY, WI 54001
Country:	USA

Ownership

Primary Owner:	JOHN A & ROSEMARY G TRST GILLIS
Secondary Owner:	

Assessed Value

Valuation Date 5/27/2004

Assessment Type	Acres	Land Value	Improved Value	Total Value
G4 - AGRICULTURAL	24.00	4,200	0	4,200
G5 - UNDEVELOPED	13.00	2,000	0	2,000
Totals -->	37.00	6,200	0	6,200

Other

Fair Market Value:	7,400
Assessment Ratio:	0.8417
Net Assess. Val. Rate:	0.0149027
School District:	3962-NEW RICHMOND

Tax Installment Dates

Period	Date Due	Amount
1	1/31/2007	92.40
2	7/31/2007	0.00
	Total Taxes -->	92.40

Tax Payment History

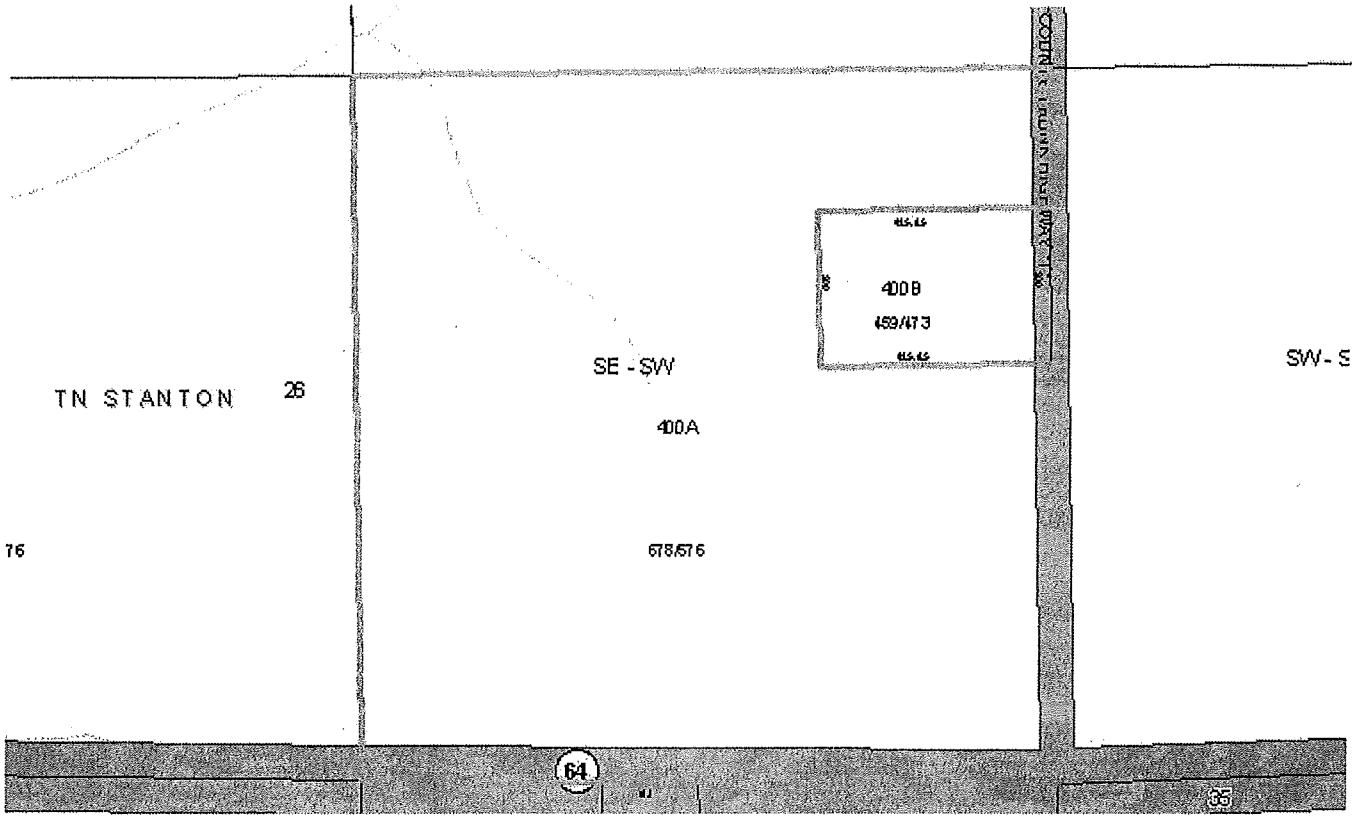
Date Paid	Receipt Number	Amount
	NONE	

Specials

Category	Amount
NONE	

Tax Detail

Category	Tax Amounts	Paid	Balance Due
Real Estate Tax Due	92.40		
Lottery Credit (-)	0.00		
Net Property Tax	92.40	0.00	92.40
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Charges	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Lands	0.00	0.00	0.00
Penalties		0.00	0.00
Interest		0.00	0.00
Totals -->	92.40	0.00	92.40


TN STANTON
26
SE - SW
400A
400B
SW - S
76
64
65

Clayton H. Ness
Clayton H. Ness

State of Wisconsin)
)ss
County of St. Croix)

Personally appeared before me this 28th day of June, 1950, Delia Furbur, to me known to be the person who executed the instrument on the other side hereof and acknowledged the same.

Received for record
July 25, 1950 at 9:00 A. M.
David Hope, Register of Deeds

(SEAL)

Clayton H. Ness
Clayton H. Ness
Notary Public, Chippewa County, Wis.
My commission expires June 10, 1951

228302 ✓

V295
P506

EASEMENT

Cumberland J. P. - New Richmond T. L. (between Poles No. 1831 and No. 1850) A 62275

In consideration of the sum of Ten and no/100 Dollars ($10.00), the undersigned, for themselves, their heirs, successors and assigns, grant and convey unto the Wisconsin Telephone Company, its successors and assigns the following described rights:

To erect and maintain its poles, wires, cables, anchors and other appliances, necessary in the conduct of its business, and including any customary replacement thereof, said poles to be located at distances varying from approximately thirty three feet to approximately forty nine feet west of the centerline of the highway being both on and over land owned by the grantors and described as The east one half of the southwest quarter, in section twenty six, township thirty one north, range seventeen west in the Town of Stanton, St. Croix County, Wisconsin; together with the right to trim at any time all trees along the line located as above described so as to clear the wires thereof at least ten feet; also, the right to cut down and keep cut down all trees and brush located beneath or immediately beside said line andwires which may, in the judgement of the grantee, interfere with the wires or service of said grantee.

Storm fixture may extend fourfeet each side of pole line. This instrument supersedes and releases the right of way grants executed by E. J. Hogan the predecessor of the grantors relating to the southwest one quarter of said section, township and range (1) grant dated July 11th, 1923 and recorded in Volume 196 of Deeds on Page 358 as Document number 151740-A and (2) grant dated June 19th, 1924 and recorded in Volume 196 of Deeds on Page 591 as Document number 153984-A in the Register of Deeds office, St. Croix County.

Signed this 30th day of June, 1950.

Witness:
Jack Gillis
Jack Gillis
Clayton H. Ness
Clayton H. Ness

Joseph Gillis (Seal)
Joseph Gillis Land Owner
Alice Gillis (Seal)
Alice Gillis His Wife

State of Wisconsin)
)ss
County of St. Croix)

Personally appeared before me this 30th day of June, 1950, Joseph Gillis and Alice Gillis, to me known to be the persons who executed the instrument on the other side hereof and acknowledged the same.

Received for record
July 25, 1950 at 9:00 A. M.
David Hope, Register of Deeds

(SEAL)

Clayton H. Ness
Clayton H. Ness
Notary Public, Chippewa Falls, Wis.
My commission expires June 10, 1951

228303 ✓

EASEMENT

Cumberland J. P. - New Richmond T. L. (Between Poles No. 1813 and No. 1830) A62275

In consideration of the sum of Twenty and no/100 Dollars ($20.00), the undersigned, for herself, her heirs, successors and assigns, grants and conveys unto the Wisconsin Telephone Company, its successors and assigns, the following described rights:

To erect

12

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 – 1982
WARRANTY DEED

VOL. 1529 PAGE 330

627060
KATHLEEN H. WALSH
REGISTER OF DEEDS
ST. CROIX CO., WI

RECEIVED FOR RECORD

07-26-2000 9:30 AM

WARRANTY DEED
EXEMPT # 16
CERT COPY FEE:
COPY FEE:
TRANSFER FEE:
RECORDING FEE: 12.00
PAGES: 2

This Deed, made between John A. Gillis and Rosemary G. Gillis, husband and wife,

, Grantor,

and the John A. & Rosemary G. Gillis Living Trust, dated March 20, 1997, and any amendments thereto,

, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in St. Croix County, State of Wisconsin:

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-five (25), Township Thirty-one (31) North, Range Seventeen (17) West, less any lands deeded for highway purposes, except Lot 1, Certified Survey Map filed 11-28-1994 in Vol. 10, page 2846 as Doc. # 523763

AND see Exhibit A

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
John and Rosemary Gillis
150 Howard Avenue
Amery, WI 54001

#036-1060-80-000
PARCEL IDENTIFICATION NUMBER

#036-1061-95-000
#036-1062-10-000
#036-1062-30-000
#036-1062-20-000
#006-1040-50-000
#006-1040-80-000
#006-1040-90-000

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

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 easements and other encumbrances of record.

and will warrant and defend the same.

Dated this 16th day of April, 1997.

John A. Gillis (SEAL)
* John A. Gillis

(SEAL)
*

Rosemary G. Gillis (SEAL)
* Rosemary G. Gillis

(SEAL)
*

AUTHENTICATION

Signature(s)

authenticated this day of , 19

*

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

Connie M. Gullixson
Notary Public
State of Wisconsin

THIS INSTRUMENT WAS DRAFTED BY
Joseph P. Earley, Atty.
New Richmond, WI 54017

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.
St. Croix County.

Personally came before me this 16th day of April, 1997, the above named John A. Gillis and Rosemary G. Gillis

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

Connie M. Gullixson
*

Notary Public, St. Croix County, Wis.
My commission is permanent. (If not, state expiration date: 12/4, 1997.)

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

Exhibit "A"
John A. Gillis and Rosemary G. Gillis

Parcel Identification Numbers: 036-1061-95-000, 036-1062-10-000, 036-1062-20-000 & 036-1062-30-000.

The Southwest Quarter (SW ¼) of Section Twenty-six (26), Township Thirty-one (31) North, Range Seventeen (17) West, except a parcel of land located in the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section 26, Township 31 North, Range 17 West, Town of Stanton, described as follows: Commencing at the Northeast corner of said SW ¼; thence South 1587.0 feet; assumed bearing, along the East line of said SW ¼ to the point of beginning; thence South 300 feet along the East line of said SW ¼; thence N89 degrees 10' W 435.85 feet; thence North 300.00 feet; thence S89 degrees 10 feet E 435.87' to the point of beginning, except the East 33 feet reserved for highway purposes and presently occupied by County Trunk Highway "T".

Parcel Identification Number: 006-1040-50-000, 006-1040-80-000 & 006-1040-90-000.

The SW ¼ of the SE ¼, except parcel # 276B; AND The SE ¼ of the SE ¼; AND The SE ¼ of the SW ¼; except 1.21 acres in parcel #273B, all located in Section Eighteen (18), Township Thirty-one (31) North, Range Sixteen (16) West.

DOCUMENT NO.

299799

WARRANTY DEED
STATE OF WISCONSIN—FORM 9
THIS SPACE RESERVED FOR RECORDING DATA

REGISTERS OFFICE
ST. CROIX CO., WIS.
Rec'd for Record this 12th
day of March A.D. 1970
at 8:30 A. M.
David Hale
Register of Deeds

RETURN TO

THIS INDENTURE, Made by John A. Gillis and Rosemary Gillis, husband and wife

grantor s of St. Croix County, Wisconsin, hereby conveys and warrants to Lester C. Rogers and Barbara R. Rogers, husband and wife

grantee s

of St. Croix County, Wisconsin, for the sum of One thousand five hundred and no/100 dollars

the following tract of land in St. Croix County, State of Wisconsin;

A parcel of land located in the Southeast quarter of the Southwest quarter ($SE\frac{1}{4}$ $SW\frac{1}{4}$) of Section 26, Township 31 North, Range 17 West, Town of Stanton, St. Croix County, Wisconsin, described as follows: Commencing at the Northeast corner of said $SW\frac{1}{4}$ thence South 1587.0 feet; assumed bearing, along the East line of said $SW\frac{1}{4}$ to the point of beginning; thence South 300.00' along the East line of said $SW\frac{1}{4}$; thence N 89°10'W 435.85'; thence North 300.00'; thence S 89°10' E 435.85' to the point of beginning, except the East 33' reserved for highway purposes and presently occupied by County Trunk Highway "T".

TRANSFER
$ 1.50
FEE

IN WITNESS WHEREOF, the said grantor s ha ve hereunto set their hand s and seal s this 9 day of March, A. D., 1970.

SIGNED AND SEALED IN PRESENCE OF

Wm. W. Ward

Lorene Johnson

John A. Gillis (SEAL)
John A. Gillis

Rosemary Gillis (SEAL)
Rosemary Gillis

(SEAL)

(SEAL)

STATE OF WISCONSIN,
St. Croix County, } ss.

Personally came before me, this 9 day of March, A. D., 1970, the above named John A. Gillis and Rosemary Gillis, husband and wife

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

Lorene Johnson
Lorene Johnson

NOTARY SEAL

This instrument drafted by Wm. W. Ward, Attorney, New Richmond, Wis.

Notary Public St. Croix County, Wis.

My Commission (Expires) (is) Jan. 23, 1972

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).

WARRANTY DEED—STATE OF WISCONSIN, FORM NO. 9 BOOK 459 PAGE 473

N. C. MILLER CO., MILWAUKEE