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Robert L. Loberg, President

60 YEAR SEARCH

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

Attn: Anna Anton

Re: James A. and Arliss Cody Trust
1783 Hwy 64, New Richmond, Wisconsin 54017
Project No. 1550-07-22

DESCRIPTION: The NE¼ of the NW¼ of Section 35, Township 31 North, Range 17 West, Town of Stanton, St. Croix County, Wisconsin, EXCEPT those lands conveyed for highway purposes in Vol. 522 of Rec., pg. 566, as Doc. No. 326786 and EXCEPT lands described as follows: Commencing at the NE corner of the NE¼ of the NW¼ of Section 35, Township 31 North, Range 17 West; thence West 737 feet to the place of beginning; thence South 486 feet; thence West 183 feet; thence North 486 feet; thence East 183 feet to the place of beginning.

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) James Cody and Arliss Cody, as trustees and successor trustees of the James Cody and Arliss Cody Revocable Living Trust dated April 26, 1999, by Quit Claim Deed dated March 28, 2000, recorded April 5, 2000, in Vol. 1500 of Rec., pg. 386, as Doc. No. 620713, subject to the following matters created or appearing in the last 50 years:

Pd 11-12-07 RMO

1. The Real Estate Taxes for 2006 are partially paid
Parcel Id. No. 036-1090-50-000

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 $500.00 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 2:27:47 PM **Data Updated:** 1/30/2007 1:00:00 AM
PARCEL COMPUTER NUMBER: 036-1090-50-000
PARCEL MAP NUMBER: 35.31.17.549A

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:	620713
Volume & Page:	V1500, P386
Public Land Survey:	SECTION 35 T31N R17W
Quarter:	
QQ / Tract:	
Plat:	NOT AVAILABLE
Description:	SEC 35 T31N R17W 38.16A NE NW EXC COM 737' W OF NE COR S 486', W 183', N 486' E 183' TO POB
Total Acres:	38.16 ACRES

Billing Information

Name / Attn.:	JAMES A & ARLISS TRUST CODY
Address:	1783 HWY 64
City, State, Zip:	NEW RICHMOND, WI 54017
Country:	USA

Ownership

Primary Owner:	JAMES A & ARLISS TRUST CODY
Secondary Owner:	

Assessed Value

Valuation Date 6/3/2005

Assessment Type	Acres	Land Value	Improved Value	Total Value
G4 - AGRICULTURAL	33.00	4,700	0	4,700
G5M - AGRICULTURAL FOREST	5.00	4,500	0	4,500
Totals -->	38.00	9,200	0	9,200

Other

Fair Market Value:	10,900
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	68.55
2	7/31/2007	68.55
	Total Taxes -->	137.10

Tax Payment History

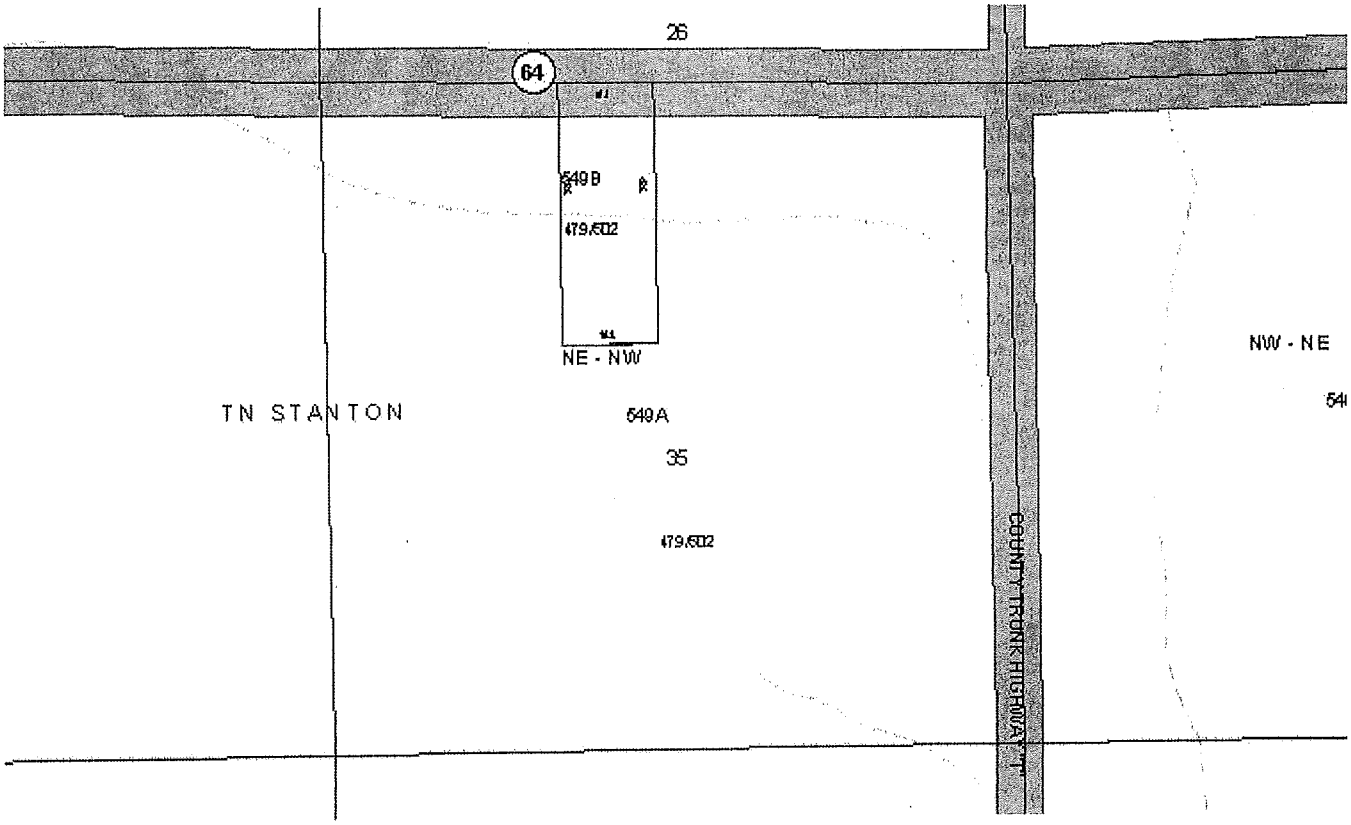
Date Paid	Receipt Number	Amount
1/25/2007	18052	68.55
Paid By: CODY		
	Total Payments -->	68.55

Specials

Category	Amount
NONE	

Tax Detail

Category	Tax Amounts	Paid	Balance Due
Real Estate Tax Due	137.10		
Lottery Credit (-)	0.00		
Net Property Tax	137.10	68.55	68.55
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 -->	137.10	68.55	68.55


26
64
549B
479.502
NE - NW
TN STANTON
549A
35
479.502
COUNTY TRUNK HIGHWAY "T"
NW - NE

VOL. 1500 PAGE 386

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3-1982
QUIT CLAIM DEED

620713
KATHLEEN H. WALSH
REGISTER OF DEEDS
ST. CROIX CO., WI

RECEIVED FOR RECORD

04-05-2000 9:30 AM

QUIT CLAIM DEED
EXEMPT # 16
CERT COPY FEE:
COPY FEE:
TRANSFER FEE:
RECORDING FEE: 10.00
PAGES: 1

James Cody a/k/a James Allen Cody a/k/a James Allan Cody and Arliss Cody, husband and wife, quit claim to James Cody and Arliss Cody, as trustees and successor trustees of the James Cody and Arliss Cody Revocable Living Trust dated April 26, 1999, the following described real estate in St. Croix County, State of Wisconsin:

REMINGTON LAW OFFICES
126 S. KNOWLES AVE.
P. O. Box 177
New Richmond, WI 54017

Tax Parcel No: 036-1090-50;
036-1090-70;
036-1090-80;
036-1090-90;
036-1088-10;
036-1088-40

This is homestead property.

The East Half of the Northeast Quarter (E1/2 of NE1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Seventeen (17) West; and the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Thirty-one (31), Range Seventeen (17) West, EXCEPT Lot 1 of Certified Survey Map recorded in Volume 11 at page 3148 as Document No. 548743, and EXCEPT the following described property: Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of said Section 35; thence West 755 feet to the place of beginning; thence South 486 feet; thence West 165 feet; thence North 486 feet; thence East 165 feet to the place of beginning, subject to highway easements of record.

Dated this 28th day March, 2000.

James Cody (SEAL)
* JAMES CODY a/k/a
JAMES ALLEN CODY a/k/a
JAMES ALLAN CODY

Arliss Cody (SEAL)
* ARLISS CODY

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
ST. CROIX COUNTY)

Personally came before me this 28th day of March, 2000, the above named James Cody a/k/a James Allen Cody a/k/a James Allan Cody and Arliss Cody, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Judith A. Remington
*Judith A. Remington
Notary Public St. Croix County, State of Wisconsin.
My commission is permanent.

THIS INSTRUMENTS WAS DRAFTED BY
Judith A. Remington
REMINGTON LAW OFFICES
126 S. Knowles Ave.
P. O. Box 177
New Richmond, WI 54017
Telephone: (715) 246-3422

Parcel #2 326786 522 566 76-T-1

VAN METER PRINTING CO., NEW RICHMOND, WIS. Sec. 83.08 (1)

CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY PURPOSES

It having been deemed necessary to change or relocate portions of a highway through or acquire interests in lands owned by James A. Cody and Arliss Cody.

in the Township of Stanton St. Croix County and an order the map showing the old and new locations and the lands and interests required having been filed with the County Highway Committee and with the County Clerk of said County as required by Section 83.08 (1); and the said County Highway Committee having dealt by contract with the owner of said lands;

KNOW ALL MEN BY THESE PRESENTS, That the said owner (s), for a valuable consideration to-wit: the sum of Four Hundred Twenty Six and no/100- - - - - - - - - Dollars ($426.00) in hand paid, the receipt of which is hereby acknowledged do(es) hereby grant and convey to St. Croix County, Wisconsin, for highway purposes as long as so used, the land of said owner(s) shown on the said map and described as follows, to-wit: The East 45 feet of the E½ of the N.W.¼ of Section 35, T31N-R17W.

Containing 0.71 acre, more or less, exclusive of lands heretofore released for Highway Purposes.

REGISTERS OFFICE
ST. CROIX CO., WIS.
Rec'd for Record this 2nd
day of May A.D. 1975
at 1:15 P. M.
James T. Connell
Register of Deeds

The grantor releases all claims to any trees within the said lands, and understands and agrees that the purposes of this agreement include the right to preserve and protect any vegetation existing on the said lands, and the right to plant thereon and protect any vegetation that the highway authorities may deem desirable to prevent erosion of the soil or to beautify the highway.

A covenant is hereby made with the said St. Croix County that the said grantor holds the above described premises by good and perfect title; having good right and lawful authority to sell and convey the same; that said premises are free and clear from all liens and encumbrances whatsoever except as hereinafter set forth

This conveyance shall be binding on the grantor, their heirs, executors, assigns and grantees, and the consideration hereinbefore named is acknowledged to be in full settlement of all claims of whatsoever nature, by the grantor arising through or by reason of the acquisition and construction of the said lands.

And None

being the owner and holder of certain lien against said premises, do hereby join in and consent to said conveyances of said lien

WITNESS the hand and seal of the grantor, and the signature of spouse, in token of release and consent, this 24th day of April 75

In Presence of Virgil Seaker — Arliss Cody SEAL
Ralph L. Brown — James A. Cody SEAL
SEAL
SEAL
SEAL

STATE OF WISCONSIN)
County of St. Croix) ss.

On this 24th day of April 1975 before me Ralph L. Brown the undersigned officer, personally appeared James A. Cody, Arliss Cody

known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.
In witness whereof I hereunto set my hand and official seal

My commission expires September 3, 1978

Notary Public

DARKEST POSSIBLE COPY.