

Schultz, Josie M - DNR

From: Beggs, Tauren R - DNR
Sent: Wednesday, January 2, 2019 12:33 PM
To: Ashenfelter, Barry J - DNR
Cc: Schultz, Josie M - DNR
Subject: FW: Please Review Tax Foreclosure Documentation for Skrzypek Property, BRRTS # 02-39-001676
Attachments: Tax Deed Skrzypek property.pdf; Supporting docs City tax deed.pdf

Hey Barry,

Josie was reviewing the file for the Skrzypek Property, BRRTS # 02-39-001676 in Marquette County. It was unclear based on past correspondence who currently owned the property, so she recently reached out to Marquette County for verification at the end of December. Marquette County took the property through tax foreclosure in 2011, put it up in auction, sold it to a private party, then later rescinded the 2011 deed in 2013. Just wanted you to take a quick look at the attached documentation to make sure the County has the LGU exemption and to make sure we have the proper documentation. Please let me know what you think.

Thanks,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Schultz, Josie M - DNR
Sent: Wednesday, January 2, 2019 12:20 PM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: FW: Tax Deed property

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Josie M. Schultz

Hydrogeologist – Northeast Region Remediation and Redevelopment Team

Wisconsin Department of Natural Resources

2984 Shawano Avenue, Green Bay, WI 54313-6727

Phone: 920-662-5424

Josie.Schultz@Wisconsin.gov



From: Diana Campbell <dcampbell@co.marquette.wi.us>
Sent: Wednesday, December 26, 2018 2:50 PM

To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>

Subject: RE: Tax Deed property

I have attached a copy of the tax deed the County took and other supporting documentation.

It is my understanding per the Brownfields legislation that the County can't be held liable as long as they don't add to the contamination or allow anyone else to.

This property has remained the same since we took the tax deed in May of 2011.

Diana Campbell

Marquette County Treasurer

TAX DEED

To All Whom These Presents Shall Come, Greeting:

WHEREAS, Diana Campbell, Treasurer of the County of Marquette, has deposited in the office of the County Clerk of the County of Marquette, in the State of Wisconsin, a Tax Certificate of said County, whereby it appears, as the fact is, that the following described piece (or pieces) or parcel (or parcels) of land lying and being situated in the County of Marquette, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW1-NW4) of Section 8, Township 15 North, Range 10 East, City of Montello, Marquette County, Wisconsin, described as follows:

Beginning at a point on the quarter line of said Section 8 which is S 89°50' E, 520.22 feet from the West one-quarter corner thereof; thence N 01°41' E, 352.60 feet to the center of C.T.H. "B"; thence Southeasterly along the center of C.T.H. "B" to said quarter line; thence West along said quarter line to the point of beginning, and EXCEPTING THEREFROM the right of way of County Highway "B" and right of way of State Trunk Highway 23, Town of Montello, Marquette County, Wisconsin.

DOCUMENT NUMBER 287134
Marquette County
Bette L. Krueger
Register of Deeds
Recorded on 05/19/2011
at 01:50 PM

Recording Area

Name and Return Address
Diana Campbell
Marquette County Treasurer
PO Box 186
Montello, WI 53949

5100151007470

Parcel Identification Number (PIN)

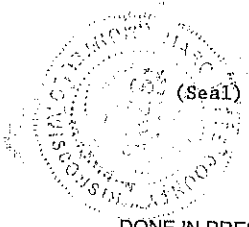
Was (or were) included in the Tax Certificate issued to the County of Marquette on Sept. 1, 2007, for the non-payment of real property taxes, special assessments, special charges or special taxes, in the amount of One Hundred Fifty-Nine dollars and Forty-Five cents, in the whole, which sum was the amount assessed and due and unpaid on said tract (or several tracts) of land;

AND WHEREAS it further appears, as the fact is, that the owner (or owners) or claimant (or claimants) of said land has (or have) not redeemed from said certificate the lands which were included as aforesaid, and said lands continue to remain unredeemed, whereby said described lands have become forfeited and the said County is entitled to a conveyance thereof.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the County of Marquette in said State, and the State of Wisconsin, in conformity to law, have given and hereby do give, grant and convey the tract (or several tracts) of land above described, together with the hereditaments and appurtenances, to the said County of Marquette and its assigns, to their sole use and benefit forever.

IN TESTIMONY WHEREOF,

I, Donna J. Seddon, the Clerk of the County of Marquette, have executed this deed pursuant to and in virtue of the authority in me vested by the statutes of the State of Wisconsin, and for and on behalf of said State and the County of Marquette aforesaid, and have hereunto subscribed my name officially, and affixed the seal of the said County Clerk, at City of Montello, in said County of Marquette this 19th day of May, 2011.



DONE IN PRESENCE OF

Cynthia Miller
Cynthia Miller, Deputy Co. Treasurer

Donna J. Seddon
County Clerk, Marquette County, Wisconsin

Brent Miller, Administrative Coordinator

STATE OF WISCONSIN)
MARQUETTE COUNTY) ss.

On this 19th day of May, 2011, personally came before me the above name Donna J. Seddon, to me known to be the person who executed the foregoing Deed of Conveyance, and to be the County Clerk of Marquette in said State, and affixed the seal of said County thereto, and acknowledged that he/she affixed said seal to and executed said Deed as County Clerk in and for said County and State, for and in the name of the State of Wisconsin and of the County of Marquette aforesaid, and acknowledged that he/she so executed the same as the act and deed of said State and County, for the uses and purposes in said Deed mentioned, and as by law required.



Linda E. Daniels
Notary Public,
Marquette County, Wisconsin.
My Commission Expires Oct 14, 2012

TITLE REPORT
MARQUETTE COUNTY TITLE, INC.

W4282 Gem Avenue
P. O. Box 216
Montello, WI 53949

E-Mail Address: mct@mwwb.net

(608) 297-2472 FAX NO: (608) 297-2994

PREPARED FOR: MARQUETTE COUNTY TREASURER'S OFFICE
COURTHOUSE
MONTELLO WI 53949

TITLE HOLDERS OF RECORD: STANLEY F. SKRZYPEK AND CHARLES SKRZYPEK,
FATHER AND SON, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY

DESCRIPTION OF LAND: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ -NW $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 15 NORTH,
RANGE 10 EAST, CITY OF MONTELLO, MARQUETTE COUNTY, WISCONSIN, DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT ON THE QUARTER LINE OF SAID SECTION 8 WHICH IS S
89°50' E, 520.22 FEET FROM THE WEST ONE-QUARTER CORNER THEREOF; THENCE
N 01°41' E, 352.60 FEET TO THE CENTER OF C.T.H. "B"; THENCE
SOUTHEASTERLY ALONG THE CENTER OF C.T.H. "B" TO SAID QUARTER LINE;
THENCE WEST ALONG SAID QUARTER LINE TO THE POINT OF BEGINNING, AND
EXCEPTING THEREFROM THE RIGHT OF WAY OF COUNTY HIGHWAY "B" AND RIGHT OF
WAY OF STATE TRUNK HIGHWAY 23, TOWN OF MONTELLO, MARQUETTE COUNTY,
WISCONSIN.

OPEN MORTGAGES: NONE.

**NO SEARCH WAS DONE ON THE FOLLOWING, PURSUANT TO THE REQUEST OF THE
COUNTY TREASURER'S OFFICE:** REAL ESTATE TAXES

**FEDERAL TAX LIENS, STATE TAX LIENS, UNEMPLOYMENT TAX WARRANTS,
MECHANIC'S LIENS, JUDGMENTS:**

NO FEDERAL OR STATE TAX LIENS, NO JUDGMENTS

EASEMENTS: Easement to Wisconsin Power and Light Co. recorded November
11, 1948 in Vol. 71 of Deeds, on Page 516, as Doc. No. 81287.

Easement to Wisconsin Power and Light Co. recorded January 12, 1949 in
Vol. 71 of Deeds, on Page 535, as Doc. No. 81439.

Easement to General Telephone Co. recorded November 10, 1969 in Vol. 125
of Records, on Page 201, as Doc. No. 113768.

OTHER: Possible assessment by reason of Order Establishing a Public
Inland Lake Protection and Rehabilitation District for Montello Lake as
recorded in Vol. 195, Page 421, as Doc. No. 149814.

Conveyance for highway purposes as recorded May 25, 1934 in Vol. 52 of
Deeds, on Page 460.


Conveyance for highway purposes as recorded in Vol. 62 of Deeds, Page
126.

Conveyance for highway purposes as recorded in Vol. 59 of Deeds, on Page
599, as Doc. No. 65894.

Affidavit by the Wisconsin Department of Natural Resources regarding
contaminated soil and groundwater recorded 08-31-00 in Vol. 380 of
Records, on Page 204, as Doc. No. 223867.

This report is prepared and submitted as of 7:45 a.m., December 15,
2010.

THIS TITLE REPORT CONTAINS LAND TITLE INFORMATION FOR THE SOLE USE AND BENEFIT OF THE APPLICANT AND MAY NOT BE RELIED UPON BY ANY OTHER PARTY. SHOWN HEREIN ARE THOSE LIENS FOUND ONLY IN THE OFFICE OF THE REGISTER OF DEEDS, COUNTY TREASURER AND CLERK OF CIRCUIT COURT WHICH WERE FILED OR RECORDED DURING THE SEARCH PERIOD. NO SEARCH HAS BEEN MADE FOR BANKRUPTCY PROCEEDINGS, UNFILED CONSTRUCTION LIEN CLAIMS, SPECIAL ASSESSMENTS, UNIFORM COMMERCIAL CODE FINANCING STATEMENTS OR FOR ANY OTHER CONVEYANCES, LIENS OR ENCUMBRANCES WHICH ARE NOT PROPERTY INDEXED. THIS REPORT DOES NOT SHOW ANY PROVISIONS OR RECITALS CONTAINED IN INSTRUMENTS NOR ANY COURT PROCEEDINGS AFFECTING THE TITLE. WE MAKE NO REPRESENTATIONS AS TO THE LEGAL OR MERCHANTABLE QUALITY OF THE TITLE, WHICH CAN BE DETERMINED ONLY BY A COMPLETE ABSTRACT OF TITLE AND ATTORNEY'S OPINION OR A POLICY OF TITLE INSURANCE. THE APPLICANT AGREES THAT, AS PART OF THE CONSIDERATION WHICH THE APPLICANT GIVES FOR THE ISSUANCE OF THIS REPORT AND IN RECOGNITION OF THE RELATIVE RISKS, REWARDS AND BENEFITS THEREOF, THE RISKS HAVE BEEN ALLOCATED SUCH THAT THE COMPANY SHALL BE LIABLE TO THE APPLICANT FOR ACTUAL LOSS SUSTAINED BY THE APPLICANT AS A DIRECT RESULT OF AN ERROR OR OMISSION, PROVIDED, HOWEVER, THAT IN NO EVENT SHALL THE LIABILITY OF THE COMPANY ARISING FROM ANY CAUSE OR CAUSES EXCEED \$500.00.



MARCY McCREATH
Abstractor

FILE NO.: C-5395

143551

VOL 182 PAGE 604

REGISTER'S OFFICE.

THIS INDENTURE, Made by STANLEY F. SKRZYPEK, a
Widower
 grantor.....
 of Cook County, Illinois, hereby quit-claims to
STANLEY F. SKRZYPEK and CHARLES SKRZYPEK, father and
son, not in Tenancy in Common, but in JOINT TENANCY
 grantees, of Cook County, Illinois, for the sum of
TEN & 00/100 (\$10.00) Dollars,

Recorded for Record, this 21 day
 of May, A. D. 1980
 at 9:00 o'clock A.M., and recorded in
 Vol. 182 of Records on page 604
Bernice M. Wagner
 Register

RETURN TO THOMAS P. RUSSIAN
 GOLDSTINE AND BROIDA, LTD.
 7660 W. 62nd Pl., Summit,
 Illinois 60501

the following tract of land in Marquette County, State of Wisconsin:

A parcel of land located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Fifteen (15) North, Range Ten (10) East, described as follows: Beginning at a point on the quarter line of said Section Eight (8) which is South 89° 50' East 520.22 feet from the West one-quarter corner thereof; thence North 1° 41' East 352.60 feet to the center of County Trunk Highway "B"; thence Southeasterly along the center of County Trunk Highway "B" to said quarter line; thence West along said quarter line to the point of beginning, and excepting therefrom the right-of-way of County Trunk Highway "B" and the right-of-way of State Trunk Highway 23, Town of Montello, Marquette County, Wisconsin.

FEE
8
 EXEMPT

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor..... ha.S..... hereunto set...his... hand..... and seal..... this 13th
 day of May....., A. D., 1980.....

SIGNED AND SEALED IN PRESENCE OF

Stanley F. Skrzypek (SEAL)
 STANLEY F. SKRZYPEK

..... (SEAL)
 (SEAL)
 (SEAL)

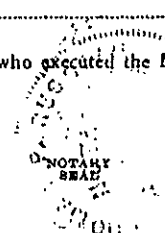
Illinois
 State of Wisconsin,

..... } ss. Personally came before me, this 13th day of May

A. D. 1980, the within named STANLEY F. SKRZYPEK, a Widower

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

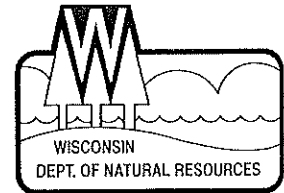
THIS INSTRUMENT WAS DRAFTED BY
 THOMAS P. RUSSIAN
 7660 W. 62nd Place
 Summit, Illinois - 60501
 Phone: (312) 458-1253



Thomas P. Russian
 THOMAS P. RUSSIAN
 Notary Public, Cook County, Wis.
 (commission expires) (is) July 11, 1981

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Shawano Office
647 Lakeland Rd.
Shawano WI 54166

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 24, 2012

Whitemarsh Properties LLC
PO Box 177
Montello, WI 53949

Subject: Parcel of Land between STH 23 and CTH B
Marquette County Parcel ID 251-00782-0000
DNR BRRT's Tracking # 02-39-001676

To Whom it May Concern:

The Department of Natural Resources ("Department") is requesting information on the above property as to ownership and inquire if any actions have been taken to address the petroleum contamination discovered in 1995 as a result of Wisconsin DOT site assessment.

According to the Marquette County Land Information Web site, Stanley and Charles Skrzypek owned the property until 2006 when the property was transferred to Marquette County. In 2011, the property was transferred to Properties LLC. I have enclosed a map of the parcel that was included in the MSA report. If I am in error, please notify me immediately.

In 1995, MSA Inc., on behalf of WDOT, performed a subsurface site assessment for the purpose of a potential right of way purchase. The site assessment was prompted by the presence of "hundreds of old paint and motor oil cans on the ground surface" in the wooded area of the parcel. Petroleum related contamination was documented in the soil and groundwater and reported to the Department. On October 18, 1995, Charles and Stanley Skrzypek were notified of their legal responsibilities to address this contamination as required by s.144.76(3) Wisconsin Statute (renumbered to s 292.11(3)).

In response to the Skrzypeks lacking the financial resources to pursue the necessary actions to investigate and remediate the contamination, the Department filed an affidavit on the property deed (enclosed) stating that petroleum contamination is present on the property and that future property owners may be responsible to take the actions necessary to remediate the site.

At this time the Department is requesting the following information:

Verification that Whitemarsh Properties LLC is the current owner of the property or any information you may have as to name and address of the current property owner.

Any update on actions that have been taken to address the contamination on the property.

Please respond to this request within 30 days. I can be reached at 715-526-4230 or Thomas.Sturm@wisconsin.gov

Sincerely

Tom Sturm, Hydrogeologist
Remediation and Redevelopment Program

C: Marquette County Treasurer - PO Box 186, Montello, WI 53949 ←

AFFIDAVIT

223867

Document Number

VOL 380 PAGE 204

Legal Description of the Property:

A parcel of land located in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Eight (8), Township fifteen (15) North, Range Ten (10) East, described as follows: Beginning at a point on the quarter line of said Section Eight (8) which is South 89° 50' East 520.22 feet from the West one-quarter corner thereof; thence North 1° 41' East 352.60 feet to the center of County Trunk Highway "B"; thence Southeasterly along the center of County Trunk Highway "B" to said quarter line; thence West along said quarter line to the point of beginning, and excepting therefrom the right-of-way of County Trunk Highway "B" and the right-of-way of State Trunk Highway 23, Town of Montello, Marquette county, Wisconsin.

REGISTRAR'S OFFICE,

Marquette County, Wis.

Received for Record, the 31 day of August A.D. 2000 at 10:25 o'clock A.M., and recorded in Vol 380 of Records on page 204

Bernice M. Wegner

Recording Area

Name and Return Address:

Kevin D. McKnight
WI Department of Natural Resources
625 E. CTY Y, Suite 700
Oshkosh, WI 54901-9731 712

As described in Volume 138, page 874, Marquette County Register of Deeds.

STATE OF WISCONSIN)
COUNTY OF Winnebago)

Parcel Identification Number (PIN)

I, Kevin D. McKnight, being first duly sworn, state that:

1. I am a Hydrogeologist, employed by the Wisconsin Department of Natural Resources (herein after "the Department") at its Oshkosh Service Center, 625 E. County Rd Y, Suite 700, City of Oshkosh, Winnebago County, Wisconsin.
2. I have knowledge of the facts herein set forth and believe the same to be true.
3. The Department has determined that petroleum product discharged to the property which is located on CTY B and STH 23 in the city of Montello, County of Marquette, and which has the above captioned legal description, has contaminated soil and groundwater in the vicinity. The property is listed as owned by Stanley F. Skrzypek and Bernice Skrzypek, husband and wife, as joint tenants, on the most recent deed at the Marquette County Register of Deeds.
4. The Department believes that removal or treatment of the contaminated soil, and/or groundwater monitoring, are required on the property under the authority of s. 292.11(3), Wisconsin Statutes.
5. On October 18, 1995, the Department sent a letter to Stanley and Charles Skrzypek, which advised them of the statutory requirement to restore the environment at that location. The Department received an inadequate response to that letter.
6. On June 17, 1999, the Department sent a Notice of Violation to Stanley and Charles Skrzypek concerning his responsibility to address the contamination. That Notice of Violation was returned to the Department as

AFFIDAVIT – Page 2 of 2

In Re: Property Located in the
Town of Montello, Marquette County,
described above:

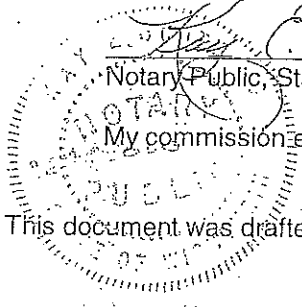
unclaimed. The Department resent the Notice of Violation on August 17, 1999. Department records indicate that no investigation or cleanup of the petroleum contamination occurred as a result of these activities.

- 7. On November 23, 1999, the Department sent a certified letter to Stanley Skrzypek, which advised that an affidavit of contamination would be recorded if satisfactory action to restore the environment did not commence. That letter requested a written response by December 3, 1999. The Department received a response from Charles Skrzypek, on behalf of his father Stanley Skrzypek informing the Department that Stanley Skrzypek was financially unable to proceed with a investigation or cleanup at this time and understood the need for a deed affidavit.
- 8. On April 13, 2000, the Department sent a certified letter to Stanley Skrzypek, which advised that the Department would record an affidavit on the property deed. This letter was resent with a affidavit of mailing following the return of the April 13, 2000 mailing as unclaimed.
- 9. As the Department believes that petroleum contamination currently found in the soil on the property with the above legal description, will continue to discharge into the environment, subsequent purchasers of the property could be held responsible for investigation and clean-up costs under s. 292.11(3), Wis. Stats.

[Signature]
Hydrogeologist

Subscribed and sworn to before me this 14th day of August, 2000, 1999.

[Signature]
Notary Public, State of Wisconsin
My commission expires on: 10-21-2001



This document was drafted by the Wisconsin Department of Natural Resources.

PLOT SCALE: 1:250

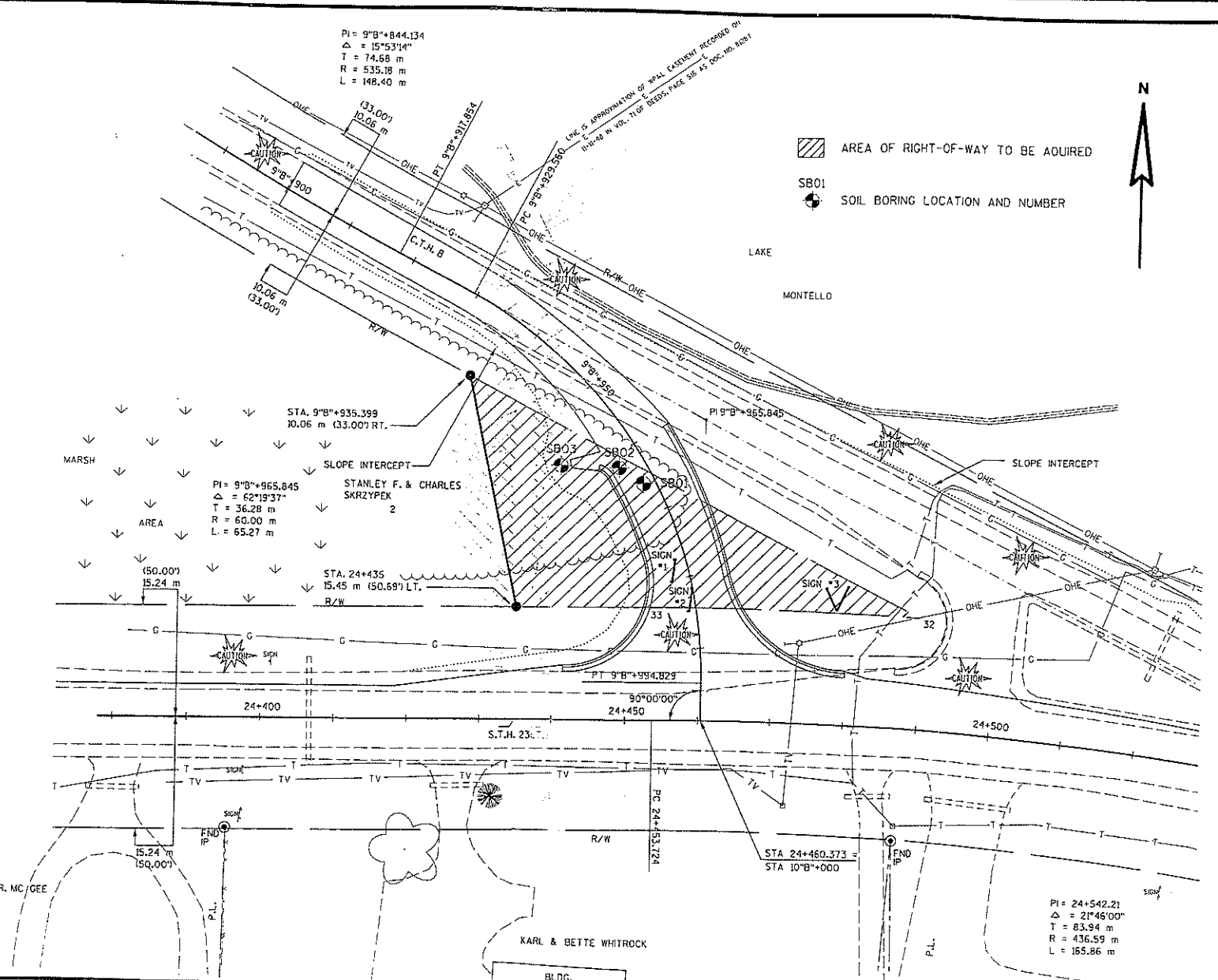
REV. DATE: 7-24-95
PLOT NAME: CTHB.PLT
#162144.5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30

25, 27, 28, 29, 30

25, 27, 28, 29, 30

ORIGINATOR: WAB
LEVELS: 01, 2

1676



AREA OF RIGHT-OF-WAY TO BE ACQUIRED
 SB01 SOIL BORING LOCATION AND NUMBER



REVISION DATE	DATE SEPTEMBER 8, 1995	SCALE, METERS 0 5 10 20	HWY: STH 23	FEDERAL PROJECT NO:	FIGURE 1
	GRID FACTOR		COUNTY: MARQUETTE	STATE PROJECT NO: 1430-10-00	

M

288693

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

DOCUMENT NUMBER 288693
Marquette County
Bette L. Krueser
Register of Deeds
Recorded on 10/28/2011
at 11:40 AM

THIS DEED, made between Marquette County

("Grantor," whether one or more),
and Properties LLC

("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 Marquette County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Attached Description

(Property was formerly owned by Stanley F. Skrzypek and Charles Skrzypek)

Recording Area

Name and Return Address

Diana Campbell
Marquette County Treasurer
P.O. Box 186
Montello, WI 53949

5100151007470

Parcel Identification Number (PIN)

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

Exempt from fee and return per Wis. Stats. 77.25(4)

Dated October 28, 2011

Diana Campbell (SEAL)

* Diana Campbell, County Treasurer

Donna J. Seddon (SEAL)

* Donna J. Seddon, County Clerk

Cynthia Miller (SEAL)

* Cynthia Miller, Dep. Co. Treasurer

Brent Miller (SEAL)

* Brent Miller, Administrative Coordinator

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

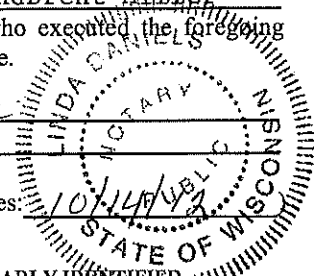
STATE OF WISCONSIN)
) ss.
MARQUETTE COUNTY)

Personally came before me on October 28, 2011,
the above-named Diana Campbell, Donna J. Seddon, Cynthia Miller and Brent Miller
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

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

THIS INSTRUMENT DRAFTED BY:
Cynthia Miller
Deputy County Treasurer

Linda Daniels
* Linda Daniels
Notary Public, State of Wisconsin
My Commission ~~(is permanent)~~ (expires: 10/14/12)



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

* Type name below signatures.