

GOWEY Abstract & Title Company, Inc.

Current Owner Search (Letter Report)

Prepared For:

State of Wisconsin Department of Natural
Resources
Aubrey Johnson

Direct inquiries to:

Gowey Abstract & Title Company, Inc.
885 W Broadway Ave, PO Box 150, Medford, WI
54451
Phone: 715-748-4790

File Number: **236673**
County: **Milwaukee**

Per your request, I have examined the real estate records pertaining to the lands described in the attached **Addendum/Exhibit A**.

The grantee of the last title vesting document of record is **Brew City Enterprises, LLC, a Wisconsin limited liability company**

Said lands are free and clear of all liens, judgments, mortgages, and unpaid real estate taxes, EXCEPT:

1. Any unsatisfied lien or mortgage encumbering the above described real estate, if any, which was filed or recorded prior to the date said grantee first obtained an interest in and to said lands.
2. Any lien or encumbrance not recorded or filed in the office of the Register of Deeds, Treasurer, or Clerk of Circuit Court.
3. **2022 Real Estate Taxes** in the total amount of \$10,295.21 - plus interest, Delinquent.
4. **2022 Special Charges or Assessments** in the amount of \$1,901.89 - plus interest, Delinquent.
5. **2021 Real Estate Taxes** in the total amount of \$10,004.41 - plus interest and penalties, Delinquent.
6. **2021 Special Charges or Assessments** in the amount of \$2,818.22 - plus interest and penalties, Delinquent.
7. **2020 Real Estate Taxes** in the total amount of \$9,719.61 - plus interest and penalties, Delinquent.
8. **2020 Special Charges or Assessments** in the amount of \$3,667.24 - plus interest and penalties, Delinquent.
9. **2019 Real Estate Taxes** in the total amount of \$9,342.95 - plus interest and penalties, Delinquent.
10. **2018 Real Estate Taxes** in the total amount of \$9,651.27 - plus interest and penalties, Delinquent.

Certified through **August 8, 2023 at 4:30 PM**.

Gowey Abstract & Title Company Inc.



Michael S. Brandner

SAH/sw

This report is not an abstract of title or title insurance commitment or policy and should not be relied upon as such. The liability of Gowey Abstract & Title Company Inc. under this report is limited to the cost of this report. Should you require additional coverage, a commitment for title insurance may be ordered for a charge based on the rates filed with the State.

File Number: **236673**

ADDENDUM/EXHIBIT A

All that part of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Six (6) North, Range Twenty-two (22) East, City of St. Francis, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point on the center line of South Kinnickinnic Avenue, which point is 132.51 feet Southeast of the intersection of the center line of East Norwich Avenue and said South Kinnickinnic Avenue measured on the center line of South Kinnickinnic Avenue; thence $S70^{\circ}36'20''W$, 236.53 feet, more or less, to a point on the Easterly railway right-of-way line of the Chicago and North Western Railway Company, which point is 240.29 feet Southeast of the center line of East Norwich Avenue, measured on said Easterly right-of-way line; thence $S33^{\circ}12'E$, on said Easterly right-of-way line 189.32 feet to a point; thence $N76^{\circ}42'40''E$, 181.55 feet, more or less, to a point on the center line of said South Kinnickinnic Avenue, which point is 336.03 feet Southeast of the aforementioned point of intersection, measured on the center line of said South Kinnickinnic Avenue; thence Northwesterly on the center line of said South Kinnickinnic Avenue on a curve to the left, convex Easterly, the radius of which is 1910.1 feet, 203.52 feet on an arc to the Place of Commencement, the long chord of said arc being 203.43 feet and bears $N16^{\circ}20'30''W$.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 584-9995-000

Property Address: 4021 South Kinnickinnic Avenue
Saint Francis, WI 53235