

**PRELIMINARY**  
**TITLE INSURANCE COMMITMENT**  
BY

**GUARANTY TITLE SERVICES, INC.**

481 East Division Street, Suite 800

Fond du Lac, WI, 54935

Phone: 920-921-1300 Fax: 920-921-5574

*This preliminary commitment was prepared for informational purposes only, and should not be used as the basis for any conveyance of real estate.*

*Guaranty Title Services, Inc. bears no responsibility to provide a title insurance policy until the Company has been provided with all necessary information to properly underwrite the risk involved in the proposed transaction.*

**SCHEDULE A**

**File Number:** 2-163772

1. **Effective Date:** June 26, 2017 at 7:30 AM
2. **Policy (or Policies) to be issued:** Not determined at this time
3. **Record title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof in:**  
Robert F. Meyer
4. **The land referred to in the Commitment is described as follows:**  
See Attached Exhibit "A"
5. **Tax PIN:** (For informational purposes only)  
T19-15-15-06-07-003-00
6. **Property Address:** The property address is provided for reference only and the accuracy is not guaranteed.

N7133 Metovale Road, Ripon, WI 54971

**Prepared for:**  
Re/Max

**EXHIBIT "A"**

Log onto [www.HomeClosing101.com](http://www.HomeClosing101.com). You will find information to answer any questions you may have about closing day.

Guaranty Title Services, Inc.  
481 E. Division Street, Suite 800, Fond du Lac, WI 54935  
920-921-1300 - 920-921-5574  
[www.titlestitle.comgtsfdl@titleservice.com](mailto:www.titlestitle.comgtsfdl@titleservice.com)

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Lot One (1) of Certified Survey Map No. 5534 as recorded in Volume 35, of Certified Survey Maps on page 28, 28A, 28B, Document No. 644397, being part of the SW ¼ of the NW ¼ of Section 6, Town 15 North of Range 15 East, Town of Springvale, Fond du Lac County, Wisconsin.

ALSO, Part of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 15 North, Range 15 East, Town of Springvale, Fond du Lac County, Wisconsin, described as follows:

Commencing at the P.K. nail on the West quarter corner of Section 6; thence North 00°12'25" East along the West line of Section 6 and the centerline of Metovale Road, 390.40 feet to a P.K. nail on the Southwest corner of CSM 5634; thence South 89°47'35" East along the South line of CSM 5534, 232.00 feet to a pipe on a corner of said CSM 5534 and the Point of Beginning for the following description; thence North 47°26'57" East along the Southerly line of CSM 5534, 177.28 feet to a pipe on a corner of said CSM 5534; thence South 0°24'57" West along the prolongation of the East line of CSM 5534, 120.44 feet to the prolongation of the South line of said CSM 5534; thence North 89°47'35" West along the prolongation of the South line of CSM 5534, 125.52 feet to the Point of Beginning.

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### **SCHEDULE B - SECTION I REQUIREMENTS**

There are no requirements set out at this time to allow us to issue a title commitment for this transaction. There is no obligation to insure under any terms in this document.

This commitment is issued for information purposes only. If a policy is required, please contact our office for pricing and possible further requirements.

The company reserves the right to add additional requirements in the event that a loan policy is requested or when provided with additional information about the transaction and the parties to be insured.

**The information contained herein should not be used for due diligence inquiry under CERCLA or other environmental legislation.**

## PRELIMINARY TITLE INSURANCE COMMITMENT

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### SCHEDULE B - SECTION II EXCEPTIONS FROM COVERAGE

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

#### General Exceptions

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 this 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, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
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. Right or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete 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.

#### Special Exceptions:

9. Taxes and assessments, general or special, for the year 2017, not now due or payable, or the lien of any special taxes, special charges or special assessments, if any.  
  
FOR INFORMATIONAL PURPOSES: Taxes for the year 2016 in the amount of \$2,098.91, and all previous years have been paid in full.
10. Mortgage, according to the terms and provisions thereof, from Robert F. Meyer, a single man to Mortgage Electronic Registration Systems, Inc. (MERS"), (solely as nominee for Lender, CUNA Mutual Mortgage Corporation and Lender's successors and assigns,) as beneficiary, in the originally stated principal amount of \$80,700.00, dated June 7, 2005, recorded June 15, 2005, as Document No. 849086, MERS MIN No.100069600038227198.
11. Mortgage from Robert F. Meyer, single to Beneficial Wisconsin Inc., in the originally stated amount of \$10,000.00, dated August 1, 2006, recorded August 7, 2006, as Document No.

877489.

12. Right of Way Authorization granted to North-West Telephone Company, their successors and assigns by an Instrument dated August 18, 1977, and was recorded on August 31, 1977 at 8:00 AM, in Volume 761 of Records, Page(s) 531-532, Document No. 326779.
13. Right of ingress and egress as delineated on Certified Survey Map No. 5534.
14. Terms and conditions contained in Memorandum of Sublease and Option to Purchase, executed by Western Farmland LLC, Farmland Management Services, a California Corporation, (Lessor), MS REal Estate Holdings, LLC, a Wisconsin limited liability company ("Lessee"), and Property Source, LLC, a Wisconsin limited liability company, recorded January 26, 2012, as Document No. 993250.
15. Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agricultural.
16. Drainage rights and rights of way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on the subject premises.
17. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for Metovale Road.