

Fidelity National Title Company, LLC  
 ALTA Universal ID:  
 2501 West Beltline Hwy, Suite 109  
 Madison, WI 53713

File No./Escrow No. : F-369952  
 Print Date & Time: June 24, 2021 12:06 pm  
 Officer/Escrow Officer : Britta Miller  
 Settlement Location : 2501 West Beltline Hwy, Suite 109  
 Madison, WI 53713

Property Address: 1504 E. North Avenue  
 Milwaukee, WI 53202

Borrower: 1504 North Ave, LLC  
 1504 E. North Avenue  
 Milwaukee, WI 53202

Seller: Dr. Molar Real Estate LLC, a Wisconsin limited liability company  
 N20 W22961 Watertown Road  
 Waukesha, WI 53186

Lender:

Settlement Date: June 23, 2021  
 Disbursement Date: June 23, 2021

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	425,000.00	Sale Price of Property	425,000.00	
		Deposit		5,000.00
		<b>Prorations/Adjustments</b>		
9,457.56		City/Town Taxes 01/01/21 - 06/23/21		9,457.56
		<b>Title Charges and Escrow/Settlement Charges</b>		
250.00		Closing Fees - Sale to Fidelity National Title Company, LLC	250.00	
		Deed Recording to Fidelity National Title Insurance Company	30.00	
150.00		Department of Neighborhood Services Letters to Fidelity National Title Insurance Company		
150.00		SE 211 - Gap to Fidelity National Title Insurance Company		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
200.00		Special Assessment Letters to Fidelity National Title Insurance Company		
1,275.00		Transfer Tax to Fidelity National Title Insurance Company		
1,380.00		Owner's Title Insurance to Fidelity National Title Insurance Company Coverage: 425,000.00 Premium: 1,380.00		
		<b>Commissions</b>		
25,500.00		Commission to Kesselman Real Estate		
		<b>Government Recording and Transfer Charges</b>		
60.00		Recording Fees - Releases to Register of Deeds		
		<b>Payoff(s)</b>		
317,581.00		Payoff of First Mortgage Loan to Peoples State Bank Loan Payoff <span style="float: right;">0.00</span> Total Payoff <u>317,581.00</u>		
		<b>Miscellaneous</b>		
944.47		Final Water Reading to City of Milwaukee		
13,798.43		Pay 2020 Real Estate Taxes to City of Milwaukee		
1,028.56		Pay Special Assessments to City of Milwaukee		
53,224.98		Proceeds to to Axley Brynelson, LLP		
<b>Seller</b>			<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
425,000.00	425,000.00	<b>Subtotals</b>	425,280.00	14,457.56
		<b>Due from Borrower</b>		410,822.44
425,000.00	425,000.00	<b>Totals</b>	425,280.00	425,280.00

**SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**BUYER(S):**

1504 North Ave, LLC

BY: See attached  
Ryan Pattee

\_\_\_\_\_  
Date

**SELLER(S):**

Dr. Molar Real Estate LLC, a Wisconsin limited liability company

BY:   
Shane Olson, as Sole Member

6/22/21  
Date



**WARRANTY DEED**

Document No.

Document Name

THIS DEED, made between

Dr. Molar Real Estate LLC, a Wisconsin limited liability company

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

1504 North Ave, LLC

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in County of Milwaukee, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Recording Area

Name of Recipient(s): Ryan Pattee  
1504 North Ave, LLC  
1504 E. North Ave  
Milwaukee, WI 53202

320-1539-000

Parcel Identification No. (PIN)


**This is not homestead property.**

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated: 6/22/21


Dr. Molar Real Estate LLC, a Wisconsin limited liability company

BY:   
Shane Olson, as Sole Member

**AUTHENTICATION**

Signature(s) Shane Olson

authenticated on 6/22/2021

  
TITLE MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. 706.06)

THIS INSTRUMENT DRAFTED BY:  
Atty. Robert Pavlic, as scrivener

**ACKNOWLEDGMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

Personally came before me on \_\_\_\_\_  
the above named \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public  
My commission (Is permanent) (expires: \_\_\_\_\_)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\*Type name below signatures

**EXHIBIT "A"**  
Legal Description

Lot 15, in Block 222, in Walworth's Subdivision of the East 997 feet of Lots 15 and 16 in the Southeast 1/4 of Section 16, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

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

**NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.**

**WARRANTY DEED**

**2003 STATE BAR OF WISCONSIN**

**FORM NO. 1-2003**

\*Type name below signatures