



DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 2
WARRANTY DEED

DOC# 647376

Recorded
MAY 01, 2007 AT 02:49PM

ALLAN D. STOCKER and LINDA F. PFANNERSTILL and JONATHAN D. STOCKER, as Tenants in Common conveys and warrants to DAVE BRUNI the following described real estate in ONEIDA County, State of Wisconsin:

THOMAS H LEIGHTON
RECEIVED

ONEIDA COUNTY, WI

Fee Amount: \$15.00

Transfer Fee: \$36.00



RETURN TO

Northern Title

PO Box 218

Rhineland, WI 54501

TP30825

Tax Parcel No: PL 478-7

A parcel of land being a part of the NW 1/4 of the NE 1/4, Section 21, Township 37 North, Range 9 East, more particularly described as follows: Commencing at the northeast corner of the NW 1/4 of the NE 1/4, Section 21; thence west on the north line of Section 21 a distance of 24.75 feet to a stake marking the intersection with the westerly right of way line of a town road; thence S. 3°21' W. along said right of way line a distance of 1043.9 feet to an iron pipe and the point of beginning of the parcel to be described; thence S. 77°54' W. a distance of 404.6 feet to an iron pipe; thence S. 1°41' W. a distance of 110 feet to an iron pipe; thence N. 77°49' E. a distance of 400.91 feet to an iron pipe marking the intersection with the westerly right of way line of the town road; thence N. 3°21' E. along said right of way line a distance of 110 feet to an iron pipe and point of beginning.

This IS NOT homestead property.
(is)(is not)

Exception to warranties: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND PUBLIC OR PRIVATE RIGHTS OF USE OR RECORD

Dated this 30th day of April, 2007.

(SEAL)
* JONATHAN D. STOCKER

* _____ (SEAL)

* _____ (SEAL)

* _____ (SEAL)

AUTHENTICATION

Signatures authenticated this _____ day of _____, 2007

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

THIS INSTRUMENT WAS DRAFTED BY

Gary D. Knudson

Per Description Furnished

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

ACKNOWLEDGMENT

STATE OF UTAH

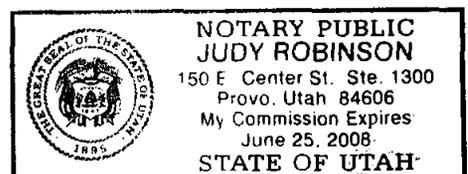
Utah County } ss.

Personally came before me this 26 day of **APRIL**, 2007 the above named **JONATHAN D. STOCKER** to me known to be the persons who executed the foregoing instrument and acknowledge the same.

* _____
Notary Public Utah County, UT
My Commission is permanent. (If not, state expiration date: 6/25/08)

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED



Allan D. Stocker

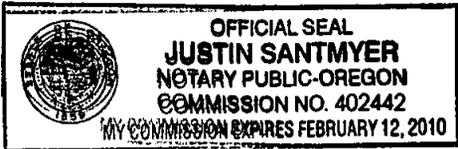
ALLAN D. STOCKER

STATE OF OREGON)
) ss
COUNTY OF washington)

Personally came before me this 26 day of APRIL, 2007
the above named ALLAN D. STOCKER to me known to be the
person (s) who executed the foregoing instrument and acknowledge
the same.

* [Signature]

Notary Public Oregon County washington
My Commission expires: Feb 12, 2010



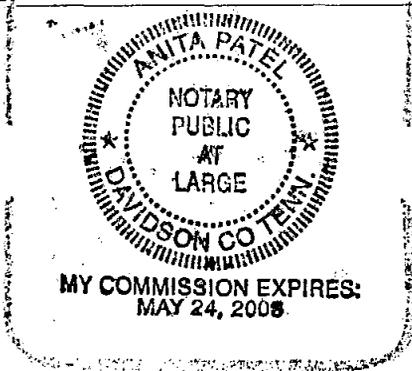
Linda F. Pfannerstill

LINDA F. PFANNERSTILL

STATE OF TENNESSEE)
COUNTY OF Davidson) ss
)

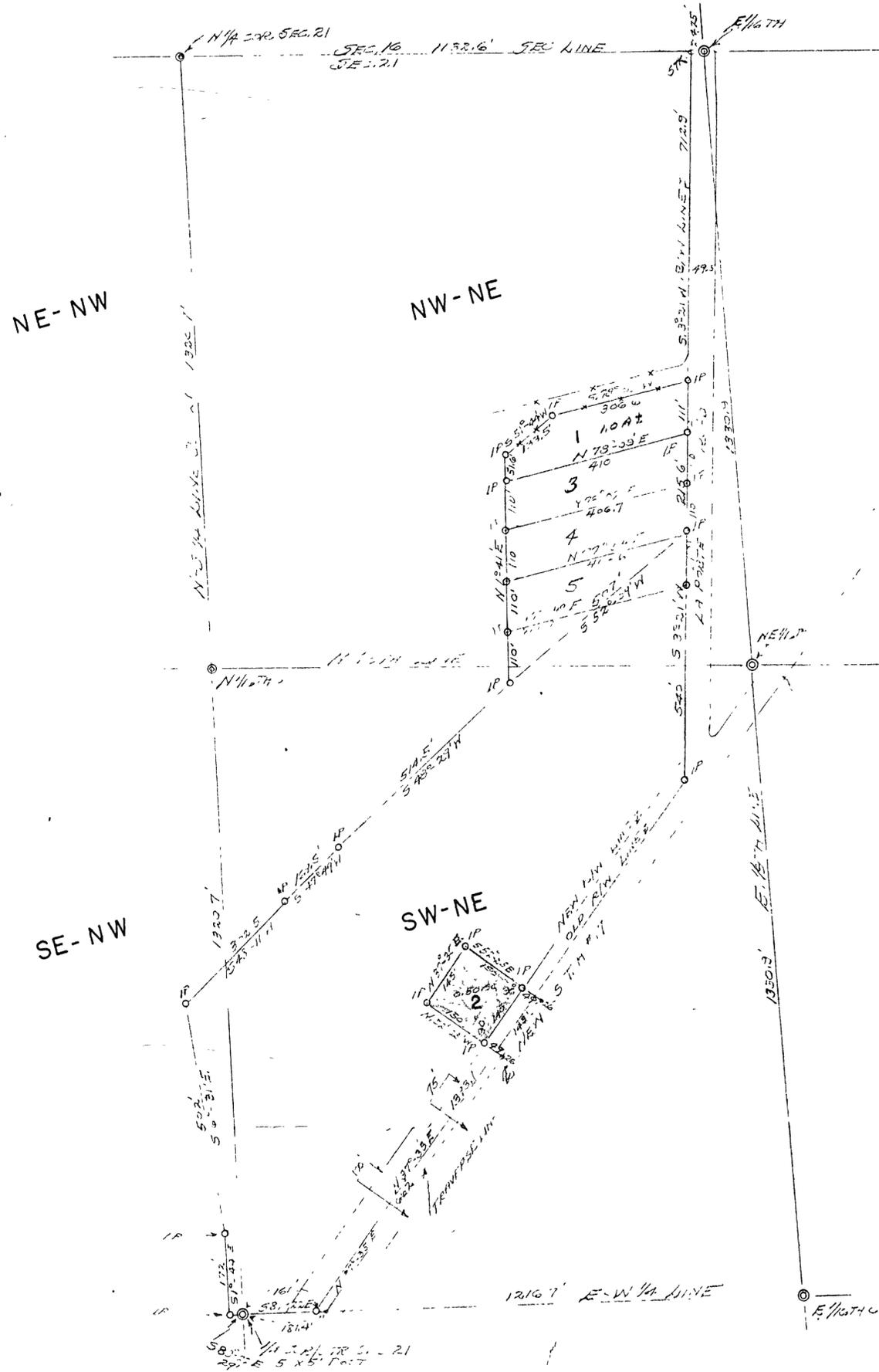
Personally came before me this 26 day of APRIL, 2007
the above named LINDA F. PFANNERSTILL to me known to
be the person (s) who executed the foregoing instrument and
acknowledge the same.

* _____
Notary Public Anita Patel County Davidson
My Commission Expires _____



B5177

B5177



PART OF THE NW-NE, SW-NE & SE-NW SEC.
 21, T. 37 N. R. 9 E. OF THE 4TH P.M. ONEIDA
 COUNTY, WIS.

MAP # B5177
 DATE FILED DEC 20 2002
 BY
 DESCRIPTION FILED
 ONEIDA CO SURVEYOR'S OFFICE

REVISED Nov 16 1953



SURVEY
 FOR
ARTHUR STOKER
 RHINELANDER, WIS.

SCALE 1"=200' DATE MAY 27 52 DOWN BY F.R.W.
 DWG. NO. 1104-1
 GENISOT ENGINEERING CO.
 RHINELANDER, WIS.

B5177

B5177

2024 Property Record | Oneida County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 8/6/2025 11:33:02 AM*

Owner Address	
BRUNI , DAVE PO BOX 171517 IRVING, TX 75017-	

Owner
DAVE BRUNI

Property Information	
<u>Parcel ID:</u>	PL-478-7
<u>Document #</u>	647376
<u>Tax Districts:</u>	
RHINELANDER SCHOOL DISTRICT	
RHINELANDER DISTRICT LIBRARY	

Property Description	
<i>For a complete legal description, see recorded document.</i>	
Doc 647376/409124 PT NW NE .98CA/-SA PCL 5 SM B5177	
<u>Municipality:</u>	028-TOWN OF PINE LAKE
<u>Property Address:</u>	4493 POPLAR DR

Tax Information		Print Tax Bill
<u>Installment</u>	<u>Amount</u>	
<u>First:</u>	88.32	
<u>Second:</u>	88.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	176.32	
<u>Base Tax:</u>	176.32	
<u>Special Assessment:</u>	0.00	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	0.00	
<u>Amount Paid:</u>	0.00	
<u>(View payment history info below)</u>		
<u>Current Balance Due:</u>	176.32	
<u>Interest:</u>	18.51	
<u>Total Due:</u>	194.83	

Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
1	0.98	\$12,000	\$0	\$12,000
	0.98	\$12,000	\$0	\$12,000
<u>Assessment Ratio:</u>			0.6836186350	
<u>Fair Market Value:</u>			17600.00	

Delinquent Tax Summary				
<u>Year</u>	<u>Balance</u>	<u>Int. + Pen.</u>	<u>Add. Fee</u>	<u>Total Due</u>
2020	172.61	142.41	1020.00	1335.02
2021	180.09	116.16	0.00	296.25
2022	158.51	73.71	0.00	232.22
2023	169.71	48.36	0.00	218.07
2024	176.32	18.51	0.00	194.83
Interest calculated as of Aug 2025				
Calculate Interest				

*No data found for Special Assessment Detail, Payment History in 2024



Summary of Transaction Screen Assessment

To: Tara Ostermann, Oneida County, Wisconsin
From: Carrie Zulpo & Angeline Pittsley, MSA Professional Services, Marshfield, Wisconsin
Parcel: PL-478-7, Dave Bruni
Date: 06/24/2025

The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and database search completed for the property. Comments regarding the file search and property observations are included below.

- This wooded parcel is located at 4493 Poplar Drive in Rhinelander, Wisconsin. No structures were observed on the wooded parcel. No septic field was observed. The parcel is located adjacent to residential properties and undeveloped land.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.



Address sign for parcel, facing south.



Overview of parcel, facing west.



Wooded area of parcel.



Wooded parcel.



Adjacent residence to the south.



Stacked wood pile.



Poplar Drive, facing north.