

203 S. Sixth St,
Watertown, WI 53094



FOR SALE By ONLINE BIDDING Multi-Unit / 2-Family Duplex

Visit: www.JonesAuctionService.com



203 S Sixth Str
Watertown, WI

MULTI-FAMILY DUPLEX
Jefferson County

Online Bidding Until
Thurs. March 31, 2022

Multi-Family Duplex For Sale by Online Competitive Bidding from
Monday, March 14th to Thursday, March 31st, 2022 at 2:00pm

Details and Bidding Link at: www.JonesAuctionService.com

POTENTIAL INCOME PRODUCING INVESTMENT OPPORTUNITY TO LIVE IN ONE
UNIT AND LEASE THE OTHER UNIT. CLOSE TO DOWNTOWN WATERTOWN'S
BUSINESS, SHOPPING, AND DINING AREA. EACH UNIT HAS 2 BEDROOMS.
PROPERTY HAS 1.5 CAR GARAGE WITH EXTRA PARKING AREA.

Main Level Unit: Kitchen, Dining, Livingroom, 2-Bedrooms, Bath and Storage Area
Upper-Level Unit: Kitchen, Entry Area, 2-Bedrooms & ¼ bath

CALL JONES AUCTION & REALTY SERVICE AT (920) 261-6820



Contact Listing Broker,
Stan Jones, CAI, WRA #993

Jones Auction & Realty
Service,
Ph. (920) 261-6820



Terms: Offered at online bidding until March 31, 2022. Starting Bid is \$20,000. This is a 10% Buyers Fee sale; High Bid price plus buyer's fee equals total purchase price offered. \$5000 earnest money must accompany offer to purchase. Closing 30/45 days from end of sale. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Seller retains the right to accept, reject, counter any offer. Inspection encouraged but must be done prior to bidding and written offer. Seller will not accept offer w/ inspection contingency. Home sells As Is, Where Is, No Contingencies/Exceptions. Broker Participation welcome.



203 S Sixth Str., Watertown, W

1929203	Active	Multi Family	Price:	\$1 AU
203-203-1/2 S 6th St		City	Watertown	K24
Watertown WI 53094-4631		County:	Jefferson	
Subdivision:				
Efficiency Units:	0	Total Units:	2	
1 Bedroom Units:	0	Year Built:	1880 Assessor	
2 Bedroom Units:	2	School District:	Watertown	
3+ Bedroom Units:	0	Elementary:	Webster	
		Middle School:	Riverside	
		High School:	Watertown	
Open House Info				
3/19/2022				
10:00-11:30				
				Click M for Map:
				Documents (if any):
				Calculate Payment:

Main Street to South Sixth Street to address										
Baths					Landlord Pays					
Unit	BedRms	Full	Half	Lease Expires	Mo Rent	SqFt	Parking	Elec	Heat	W/S
203	2	1	0	0	0	922	1 Car Garage	Yes	No	Yes
203 1/2	2	1	0	0	0	514	1 Space	Yes	No	Yes
# Stoves:	2	# Units w/AC:	0	# Furnaces:	1	HeatType:	Steam	Parking Stalls In:	1	
# Refrig:	2	# Washers:	0	# Wtr Soft:	1	Heat Fuel:	Natural Gas	Parking Spaces	1	
DishWash:	0	# Dryers:	0	# Wtr Htrs:	1					
						UNIT 1	UNIT 2			
						Living/Great:	M 12x16			
						Kitchen:	M 10x7 U 12x16			
						FormalDining	M 15x7			
						Dining Area:	M			
						Prim BedRm:	M 14x13 U 11x12			
						2nd BedRm:	M 12x7 U 11x8			
						3rd BedRm:				
						Bonus Room	M 14x6 Bonus 6x9			

Parcel #:	29108150412224	Total Income:	\$ 0	Net Taxes:	\$ 1,798/ 2020
Zoning:	MR-8	Total Expenses:	\$	Est Acres:	0.1380 Assessor
Lake/River:		Net Op Income:	\$ /		

Type	2 story	Exterior	Wood, Brick
Basement	Full, Crawl space	Terms	AUCTION
Park/Unit	2 stall garage, Detached, 2 spaces	Miscellaneous	Water Softener Owned
Water/Waste	Municipal water, Municipal sewer		

Unit 1 Dining room, Range/oven, Refrigerator
Unit 2 Eat-in kitchen, Range/oven, Refrigerator

Included: Stove and Refrigerator
Excluded: Renter's Personal Property

Auction - Offered at Online Competitive Bidding until 03/31/2022. Starting Bid is \$20,000 for this multiple unit home. 10% buyers fee sale, high bid price plus buyers fee equals total purchase price offered. \$5,000 earnest money must accompany offer to purchase. Close 30/45 days from end of sale. Bidding requirements apply. All auction terms & conditions apply and become part of any offer. Seller retains right to accept, reject, counter offer. Inspections encouraged but must be done prior to bidding & written offer. Seller will not accept offer w/inspection contingency. Home sells As Is, Where Is, No Contingencies/Exceptions. Multiple unit home w/ separate entries, 2-bdrms/unit, 1 car garage & parking space conveniently located

Sold Price:	Seller Concessions	Closing Date:
<i>This information provided courtesy of: Unified Jones Auction & Realty</i>		03/11/2022 11:47 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS



Stan Jones
Unified Jones Auction & Realty
 Pref: 920-261-6820
 jonesauc@gmail.com
 www.jonesauctionservice.com



AUCTION TERMS AND CONDITIONS

This is an 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer. Earnest money of \$5,000 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

Seller retains the right to accept, reject or counter any offer. We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

ALL AUCTION TERMS & CONDITIONS Apply and Become Part of Any Offer

Bidding Requirements Apply:

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office you will be given bid permissions up and including the amount on your bank letter.

Please be informed that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-5, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens Monday, March 14, 2022 and will end on Thursday, March 31, 2022 at 2:00pm (CT).
 - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
 - b. Confirmation may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com
 - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. All auction terms and conditions apply and become part of any offer.

2. This is an 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer.
 - a. Earnest money of \$5,000.00 must accompany the Offer to Purchase.
 - b. Upon accepted offer, all earnest money becomes non-refundable.
 - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. Closing 30-45 days from the end of the sale.

3. Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
 - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
 - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
 - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT), Thursday, March 31, 2022.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
 - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
 - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyers own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at www.jonesauctionservice.hibid.com. Completed form may be faxed to (920) 261-6830 or emailed to: info@jonesauctionservice.com. Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.

14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.


Seller retains the right to accept, reject or counter any offer.

PAYMENT INSTRUCTIONS

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money of \$5,000 must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT), Thursday, March 31, 2022.

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money of \$5,000 must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$20 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller:  Date: 03/10/2022

Buyer: _____ Date: _____

Broker: _____ Date: _____

Jones Auction & Realty Service, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church St, Watertown, WI 53098
www.jonesauctionservice.com
info@jonesauctionservice.com
(920) 261-6820

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): _____
 2 _____

3 Entity Name (if any): _____

4 Name & Title of Authorized Representative: _____

5 Property Address: 203 S. Sixth St Watertown, Watertown, Wi 53094
 6 _____

7 Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report)

8 (Seller Disclosure Report- Commercial) (Other: _____)

9 [STRIKE AND COMPLETE AS APPLICABLE].

10 LISTING AGENT: Stan Jones

11 LISTING FIRM: Unified Jones Auction & Realty

12 Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property
 13 and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property
 14 owner/seller shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a
 15 Vacant Land Disclosure Report (VLDR) when the property does not include any buildings. Listing Agent has provided
 16 Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

17 **CHECK LINE 18 OR LINE 24, AS APPLICABLE:**

18 **SELLER REFUSAL TO COMPLETE**

19 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other
 20 seller's disclosure report for the above Property. Seller understands this refusal may be disclosed to potential
 21 purchasers. Seller acknowledges Seller has been advised that Seller's refusal to provide this report does not release
 22 Seller of any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal
 23 counsel regarding Seller's disclosure obligations in an "as-is" sale.

24 **SELLER NOT REQUIRED TO COMPLETE REPORT**

25 Seller hereby asserts that Seller is not required under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the
 26 above Property because: [CHECK BELOW AS APPLICABLE]

27 Seller is a personal representative of an estate and has never occupied the Property.

28 Seller is a trustee and has never occupied the Property.

29 Seller is a conservator and has never occupied the Property.

30 Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

31 The Property includes 1 to 4 dwelling units, but has not been inhabited.

32 The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

33 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the
 34 possibility of material adverse facts to all parties. Listing Firm/Agent shall accordingly disclose any condition Listing
 35 Firm/Agent becomes aware of to prospective purchasers.

36 Seller's/Owner's Signature: Gary Stueber Date: 03/10/2022

37 Seller's/Owner's Signature: _____ Date: _____

38 Seller's/Owner's Signature: _____ Date: _____

39 Seller's/Owner's Signature: _____ Date: _____

40 Entity Authorized Signature (if any): _____ Date: _____

41 This form was delivered to Seller by Stan Jones on Date: _____

42 Agent for Firm Print Name Here ▲

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

1 **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at 203 S. Sixth St Watertown Wi 53094
11 _____, Wisconsin.

12 **SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.


13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: _____
15 _____

16 *(Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")*

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:
20 _____

21 _____ *(Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")*

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.

25 (X)  03/10/2022
26 (ALL Sellers' signatures) Print Names Here (Date)

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

27 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
28 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)

29 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
30 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
31 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

32 (1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information
33 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
34 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

35 (2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based
36 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
37 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
38 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
39 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

40 (3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any
41 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
42 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
43 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
44 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
45 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

46 (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports
47 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
48 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
49 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
50 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

51 (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
52 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
53 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
118 knowledge, that the information provided by them is true and accurate.

119 (X) _____
120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

121 (X) _____
122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
146 in conformance with the requirements of all applicable law.

147 Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
159 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

160 (X) _____
161 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

Verification of Funds Available
Bank Letter Confirmation of Funds
(Letter should be submitted on bank letterhead)

Date: _____

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as your notification that (Buyer's Name)
is a customer in good standing with available funds in the amount of \$ _____
for the purpose of purchasing the property at 203 S Sixth Str., Watertown, WI
53094, Jefferson County in the online real estate auction that will end on March
31, 2022.

Please contact me at (Bank Contact Number) with questions.

Bank Officer's Signature and Title

PLEASE NOTE: AS PER THE AUCTION TERMS & CONDITIONS

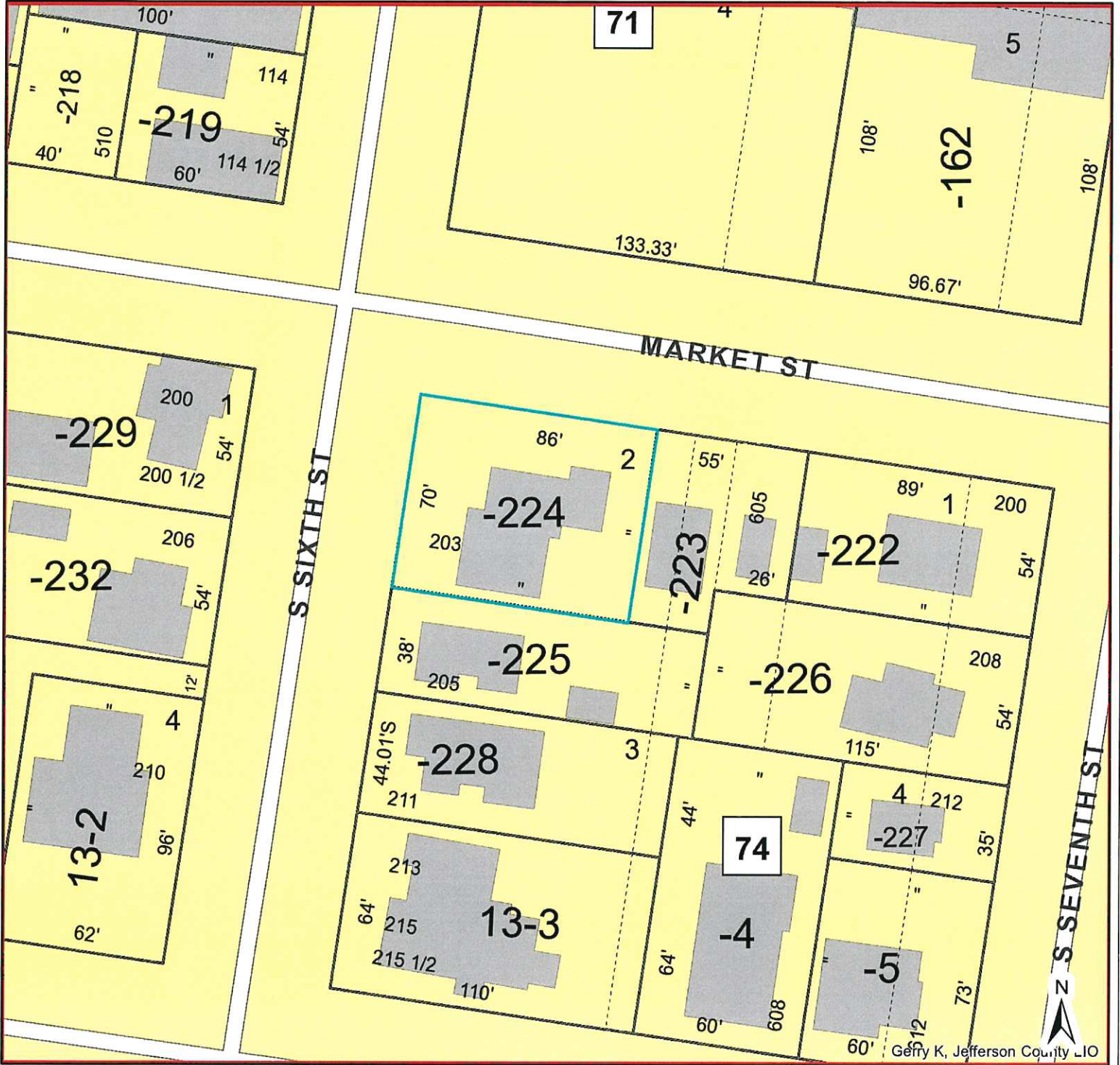
A Verification of Funds Available letter is needed as a bidding requirement.
This letter from your bank or financial institution confirming you have funds sufficient and available to close on the land
is required to be on file at our office prior to being approved to bid in the auction.

Your bank letter *must* include the dollar amount of the amount of bid permission you are requesting.
Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

***Please note: bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct
phone call from your bank/banker confirming an updated amount is received at our office.***

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; mailed or dropped off at our
818 North Church Street, Watertown, WI office during normal business hours 9:30 to 4pm, Monday-Friday.

Jefferson County Land Information



- | | | |
|---------------------------|----------------------|-------------|
| Description | — Rail Right of Ways | Tax Parcels |
| Municipal Boundaries | — Road Right of Ways | |
| Parcel Lines | — Section Lines | |
| — Property Boundary | — Surface Water | |
| --- Old Lot/Meander Lines | — Map Hooks | |

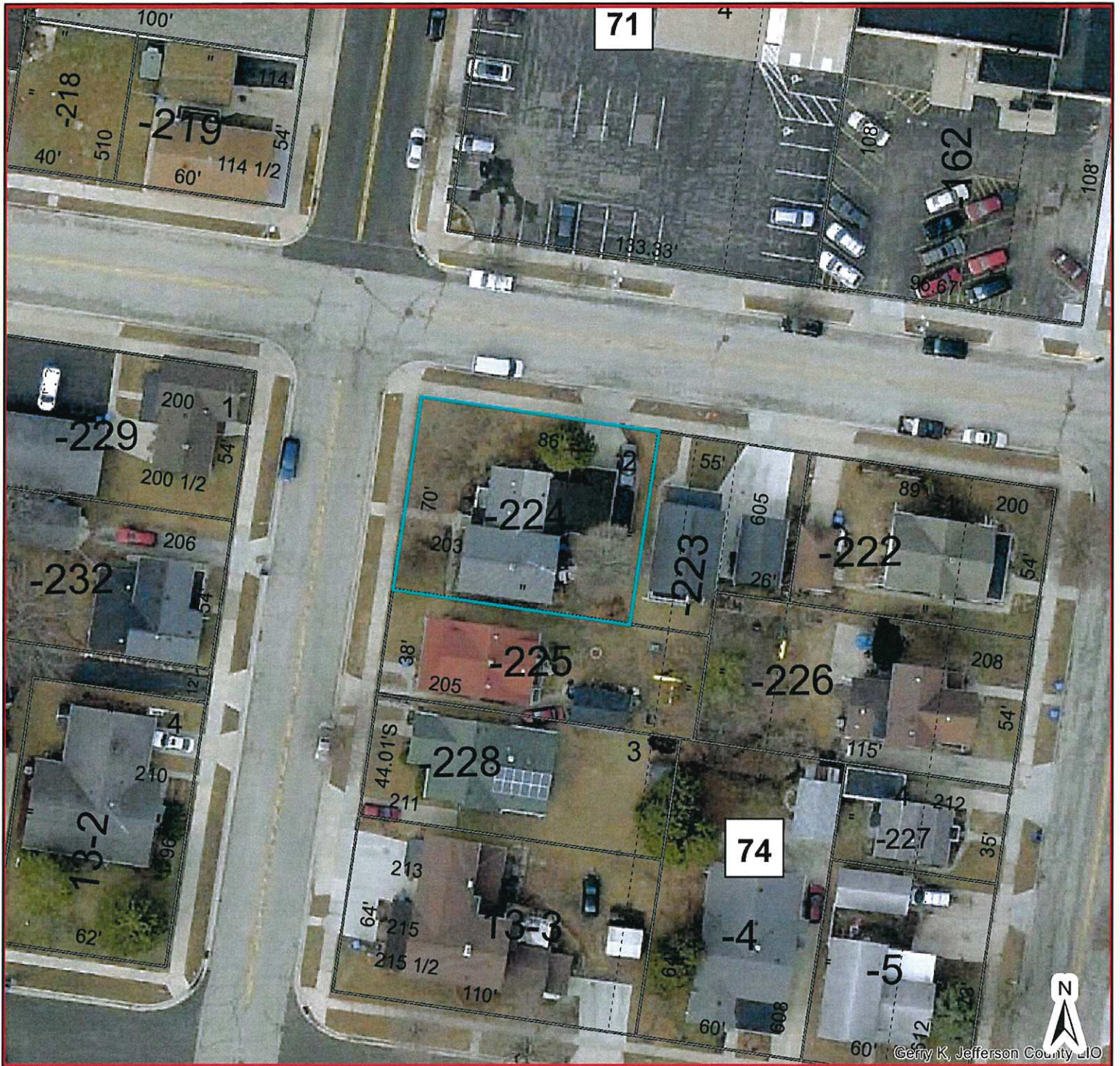


Jefferson County Geographic Information System

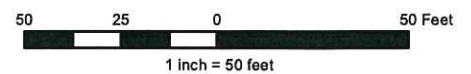
Printed on: February 8, 2022
 Author: Public User

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Jefferson County Land Information



Description	— Rail Right of Ways	Tax Parcels
Municipal Boundaries	— Road Right of Ways	raster.SDE.ORTHOS_2018
Parcel Lines	— Section Lines	Red: Band_1
— Property Boundary	— Surface Water	Green: Band_2
--- Old Lot/Meander Lines	— Map Hooks	Blue: Band_3



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: February 8, 2022

Author: Public User



Full Report

Property Location : 203 S Sixth St

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Stueber Max
210 N Sixth St
Watertown, WI 53094

Taxed by: City Of Watertown
Taxkey # 2829108150412224

Owner Occupied:
Property Address:
203 S Sixth St
Watertown, WI 53094-4631

ID Walk Down

ID Walk Up

Record 1 of 1 selected records
County: Jefferson
Taxed by: City Of Watertown
Taxkey # 2829108150412224

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	0.828323391
2019	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	0.856887064
2018	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	0.894805410
2017	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	0.963722784
2016	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	0.999633793
2015	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	1.003553229
2014	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	1.009138113
2013	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000-	0.138	1.026330333
2012	Residential	\$ 26,500	\$ 46,000	\$ 72,500	-38.193↓	0.138	1.015100661

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2020	\$1,862.03	\$63.79		\$1,798.24				\$1,798.24	0.828323391
2019	\$1,819.62	\$63.79		\$1,755.83				\$1,755.83	0.856887064
2018	\$1,770.30	\$62.89		\$1,707.41				\$1,707.41	0.894805410
2017	\$1,682.59	\$61.08		\$1,621.51				\$1,621.51	0.963722784
2016	\$1,662.19	\$60.85		\$1,601.34				\$1,601.34	0.999633793
2015	\$1,640.54	\$58.35		\$1,582.19				\$1,582.19	1.003553229
2014	\$1,664.09	\$60.87		\$1,603.22				\$1,603.22	1.009138113
2013	\$1,695.73	\$63.11		\$1,632.62				\$1,632.62	1.026330333
2012	\$1,698.14	\$66.63		\$1,631.51				\$1,631.51	1.015100661

Assessor

Building Square Feet : 1678	Year Built : 1880	Township : 8N
Bedrooms : 3	Year Remodeled :	Range : 15E
Full Baths : 2	Effective Year Built : 1880	Section : 4
Half Baths :	Air Conditioning :	Quarter :
Total Rooms : 7	Fireplace :	Pool :
Number of Stories : 2.00	Number of Units :	Attic :
Building Type : Duplex Old Style	Basement : Partial Bsmt	
Exterior Wall : Brick	Heat : Hot Water	
Exterior Condition :	Garage : Attached Frame Garage	
Land Use : 162 Two-Family Residence	School District : 6125 Watertown	
Zoning : MR-8 Multi Family Residential	Historic Designation :	

Legal Description

N70FT Of W86FT Of Lot 2, Blk 74, Opes.

Sales

Information provided is deemed reliable but not guaranteed (2021)