



**VILAS COUNTY REGISTER OF DEEDS**  
**330 COURT STREET**  
**EAGLE RIVER, WI 54521**  
**715-479-3660**  
**715-479-3695 FAX**

**VILAS COUNTY REGISTER OF DEEDS**  
**Daily LandShark Internet Access and Escrow Account**  
**Terms of Use Agreement**

This Agreement made and entered into this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_ by and between  
the Vilas County Register of Deeds (VCROD)

*and*

Company Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

1. VCROD agrees to furnish access to the real estate grantor/grantee indexes and images through the Vilas County LandShark Website. The information and services available at this site come from the VCROD Office and are available only after establishing an escrow account.
2. The information accessed is not to be construed as true and complete. It is a representation of the public record or VCROD databases and information systems, and is subject to error, omission, and future modification or enhancements. Company shall receive notice of computer problems in a timely manner that may affect access to this website.
3. The Company agrees to maintain the confidentiality of personally identifiable information found on this site that is subject to specific statutory or common law exemptions prohibiting disclosure per Wis. Stat. s19.35.
4. The Company agrees to refrain from selling copies of accessed information. Copies of individual reports or documents may be provided to Company customers if such copies are used in the course of the Company's normal business and if the source of the information is provided to the recipient (either verbally or in writing). Any such copy provided to Company

customers shall protect the confidentiality of any person unless the copy is for the person identified in the record as verified through a Photo I.D.

VCROD remains the custodian of all records contained on the system and any public records requests for such information should be sent to VCROD.

5. The Company is responsible for all persons using the Company log-in. The Company must provide VCROD with the names of all persons using the Company log-in and agrees to notify the VCROD of any changes. VCROD reserves the right to change the Company's password or log-in information for any reason – as VCROD deems sufficient.
6. The initial term of this Agreement shall commence as of the first day of access being provided by VCROD and continue through December 31, 2022.
7. The fees for Daily LandShark Internet Access and Escrow Account are as follows:
  - Escrow account must be established with a minimum of \$25.00 and replenished accordingly.
  - Once the images are downloaded, the statutory rate is \$2 for the first page and \$1 for each additional page per document, and charged against the established escrow account.
  - VCROD is unable to issue refund checks; Company will need to have a zero balance or forfeit in writing any remaining balance to close Company's account.
8. VCROD reserves the right to change terms and conditions with reasonable notice to company, or to modify or discontinue services without liability, for any reason VCROD deems sufficient.
9. The Company agrees to abide by all disclaimers posted on the website. Disclaimers may change from time to time without notice or liability to VCROD.
10. Any disputes arising from the use of this website and/or data are governed by the laws of the State of Wisconsin and Vilas County, and venue for resolutions of any actions or disputes that may arise shall be in Vilas County. The law of the State of Wisconsin shall apply to all uses of this data and this system. The parties stipulate that any litigation will be brought before the Circuit Court of Vilas County sitting without a jury.
11. Company understands and agrees that provisions of the Wisconsin Public Records Law and other laws relating to public records may apply to records kept by Company. Company agrees to fully comply with such laws and to cooperate with VCROD in its compliance with such laws. Compliance and cooperation of Company shall be at its sole cost and expense.
12. This Agreement shall not in any way be deemed to create a partnership or joint venture between the parties to the Agreement.
13. It is agreed by the parties that nothing in this Agreement shall in any way constitute a waiver on the part of the VCROD of any immunity, liability limitation or other protection available to VCROD under any applicable statute or other law. To the extent that any provision of this Agreement is found by any court of competent jurisdiction to conflict with any such legal protection, then whichever protections, either statutory or contractual

provide a greater benefit to the County, shall apply unless the County elects otherwise.

14. This Agreement is the product of negotiations between the parties and was either reached with the advice of legal counsel or the opportunity to obtain legal counsel, and shall not be construed against either party.

SIGNED:

\_\_\_\_\_  
Authorized signature on behalf of the Company

PRINT NAME:

\_\_\_\_\_

DATE:

\_\_\_\_\_

E-MAIL:

\_\_\_\_\_

\_\_\_\_\_  
Sherry Bierman  
Register of Deeds  
Vilas County, Wisconsin

DATE: \_\_\_\_\_