

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Courtesy Corporation
2700 National Drive Suite 100
Onalaska, WI 54650

Owner of site (name and address):

same as petitioner

Address of subject premises:

2419 George Ave, 2417 George Pl, 2421 George St, 2425 George St

Tax Parcel No.:

17-10190-120, 17-10190-130, 17-10190-090, 17-10264-040,

Legal Description:

SEE ATTACHED 17-10264-12

Zoning District Classification:

R1- Single Family

Proposed Zoning Classification:

C1- Local Business

Is the property located in a floodway/floodplain zoning district?

Yes No

Is the property/structure listed on the local register of historic places?

Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

Residential

Property is Proposed to be Used For:

Commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

We want to create one large parcel that would be zoned commercial to construct a McDonald's restaurant after the DOT has taken the current parcel

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

We are simply moving the existing McDonald's restaurant slightly to the south

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____, _____.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

by Courtesy Corporation
Richard T. Lommen Jr

(signature)

608-781-8080 8-31-16

(telephone) (date)

Rick.Lommen@courtesycorporation.com

(email)

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 31st day of August, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Nicole Ellis

Notary Public
My Commission Expires: October 1, 2019

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 31st day of August, 2016

Signed: Judy Adler

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Courtesy Corporation (by Richard Coommen), being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at see attach.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



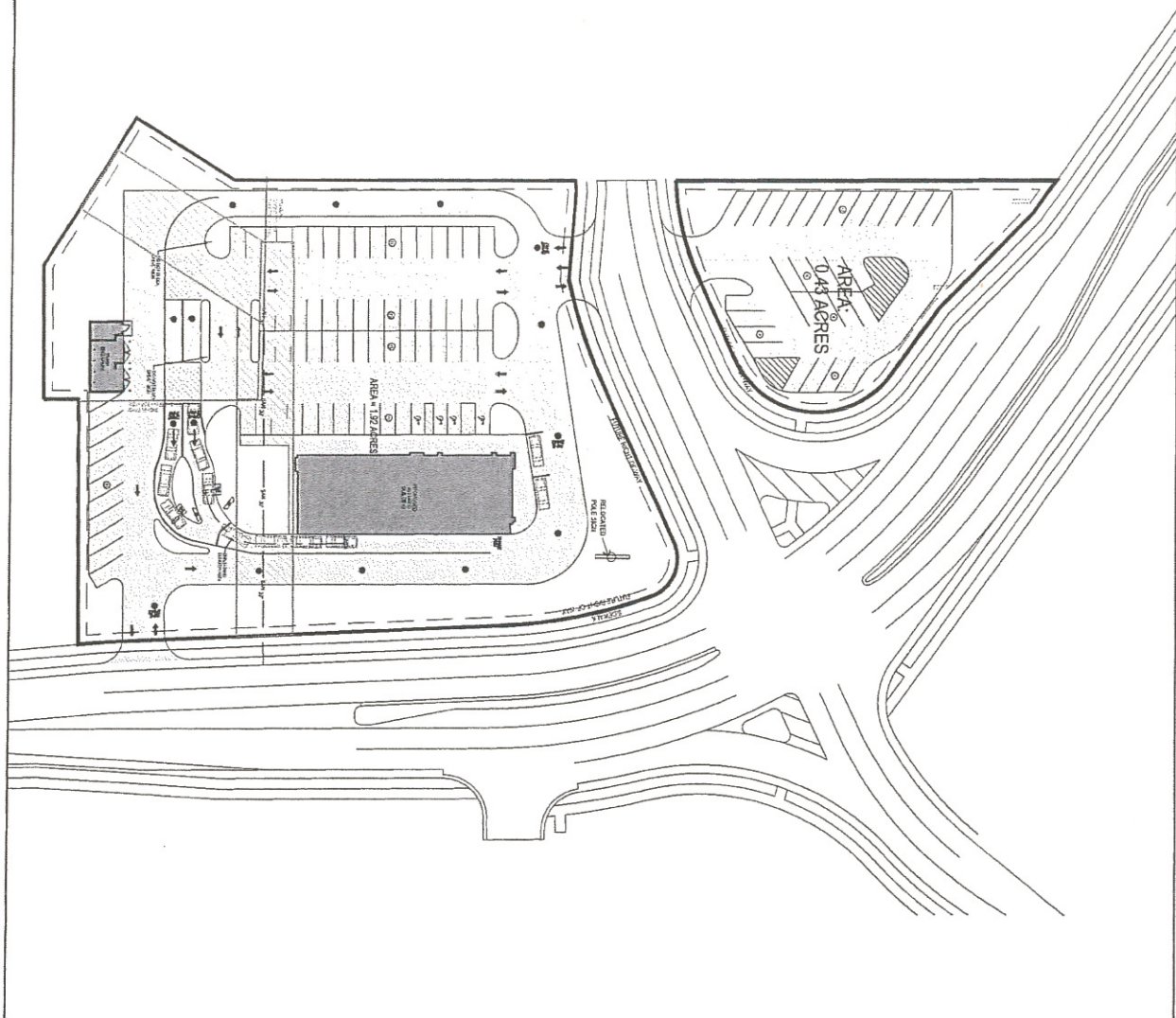
Richard T. Coommen
Property Owner

Subscribed and sworn to before me this 31st day of August, 2016.

Nicole Ellis
Notary Public
My Commission expires October 2019

MCDONALD'S LA CROSSE, WI - GEORGE ST CONCEPT PLAN K

PARKING REQUIREMENTS:
MINIMUM REQUIREMENTS - 1 SPACE PER 100 SQ. FT. FLOOR AREA
MINIMUM REQUIREMENTS - 1.5 SPACES PER 1,000 SQ. FT. FLOOR AREA
MINIMUM REQUIREMENTS - 1.5 SPACES PER 1,000 SQ. FT. FLOOR AREA
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MINIMUM REQUIREMENTS - 1.5 SPACES PER 1,000 SQ. FT. FLOOR AREA



SHEET NO. 10E1 OF 1	TITLE LA CROSSE, WI SITE PLAN	DRAWN BY MOH	PROJECT NO. © 2015 McDonald's USA, LLC	DESIGNED BY Bishop Engineering Planning Your Successful Development 3501 104th Street Oneida, WI 54221-3102 Phone (715) 462-1100 Fax (715) 462-1101 Civil Engineering & Land Surveying Established 1959	DATE 07/22/15	SCALE AS SHOWN	DESCRIPTION CONCEPT PLAN K
	CLIENT McDonald's USA, LLC	CHECKED BY JE & SCL	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF MCDONALD'S USA, LLC. THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED FOR USE ON THIS SPECIFIC SITE AND CONSTRUCTION AND SHALL NOT BE USED FOR ANY OTHER SITE OR AT ANY OTHER TIME. USE OF THESE DRAWINGS FOR REFERENCE IN ANY OTHER PROJECT WITHOUT THE SERVICE OF BISHOP ENGINEERING AND SURVEYING, INC. IS STRICTLY PROHIBITED. REPRODUCTION OF THESE DRAWINGS FOR ANY OTHER PROJECT IS STRICTLY PROHIBITED.				
FIELD NO. 480630	SITE ADDRESS 1140 W GEORGE ST., LA CROSSE, WI 54601	DATE 07/22/15					

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between the City of La Crosse, a Wisconsin municipal corporation
(Grantor, whether one or more),
and Courtesy Corporation

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

See attached legal description.

This transfer is exempt from transfer fee pursuant to Wis. Stats. Sec. 77.25(2).

Recording Area

Name and Return Address

City Attorney
400 La Crosse Street
La Crosse WI 54601

17-10284-12

Parcel Identification Number (PIN)

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

Exceptions to warranties:

Dated August 10, 2016

* (SEAL) Timothy Kabat (SEAL)
* Timothy Kabat, Mayor

* (SEAL) Teri Lehrke (SEAL)
* Teri Lehrke, City Clerk

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
LA CROSSE COUNTY) ss.

Personally came before me on August 10, 2016,
the above-named Timothy Kabat and Teri Lehrke

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

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

THIS INSTRUMENT DRAFTED BY:
Legal Department - City of La Crosse
400 La Crosse St., La Crosse WI 54601

Brenda L. Buddenhagen
* Brenda L. Buddenhagen
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 11-2-18)

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

EXHIBIT "A"

A parcel of land being part of Block 40 of the vacated Plat of Northern Addition to the Village of La Crosse located in Government Lot 1, Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

Said parcel being part of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Right of Way described as: Beginning at the Southwest corner of a tract of land described in Document Number 1413708 of County records, said point being on the Southeast Right of Way line of said abandoned Railroad as well as the Northwesterly line of Block 2 of N.W. Twining's Addition to the City of La Crosse; thence along the Northwesterly line of said Document 1413708 and its Northeasterly extension, being also along the said abandoned Southeasterly Railroad Right of Way line, N 31°51'10" E, 97.56' to the South line of a tract of land described in Volume 981, Page 374 of County Records; thence N 89°17'45" W, 116.85' more or less along said tract's South line to the said abandoned Northwest Railroad Right of Way line; thence S 31°51'10" W, 37.12' along said abandoned Northwest Railroad Right of Way line; thence S 58°08'50" W, 100.00' to the point of beginning.

Described parcel area is 6,734 square feet more or less.

Created by: jmc 2/29/2016

S:\PROJECTS\2016 MISC\2016-008 McDonalds George Street land sale and Vacation of George place\Surplus land sale to McDonalds.docx

**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A**

1. Effective Date: July 28, 2016 at 7:00 a.m.

2. Policy or Policies to be issued: Amount
 - a. ALTA Std Owner Policy 1402.06 (2006)-N \$13,500.00

Proposed Insured:
Courtesy Corporation

 - b. ALTA Loan Policy 1056.06 (06-17-06) \$None

Proposed Insured:
None

3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple

4. Title to the estate or interest in the Land is at the Effective Date vested in:
City of La Crosse

5. The Land referred to in this Commitment is described as follows:
See Exhibit "A" attached hereto and made a part hereof.

APN: 17-10264-010

Property Address: Palace Street
La Crosse, WI 54601

"Address, as provided with application for title insurance and shown here only for reference."

**Prepared by First American Title Insurance Company , 2850 Midwest Drive, Suite 103,
Onalaska, WI 54650 Phone: (608)784-8888**

EXHIBIT "A"File No.: **2755453**Commitment No.: **2755453**

A parcel of land being part of Block Forty (40) of the vacated Plat of Northern Addition to the Village of La Crosse located in Government Lot One (1), Section Seventeen (17), Township Sixteen (16) North, Range Seven (7) West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

Said parcel being part of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Right of Way described as: Beginning at the Southwest corner of a tract of land described in Document Number 1413708 of County records, said point being on the Southeast Right of Way line of said abandoned Railroad as well as the Northwesterly line of Block 2 of N.W. Twining's Addition to the City of La Crosse; thence along the Northwesterly line of said Document 1413708 and its Northeasterly extension, being also along the said abandoned Southeasterly Railroad Right of Way line, N 31°51'10" E, 97.56' to the South line of a tract of land described in Volume 981, Page 374 of County Records; thence N 89°17'45" W, 116.85' more or less along said tract's South line to the said abandoned Northwest Railroad Right of Way line; thence S 31°51'10" W, 37.12' along said abandoned Northwest Railroad Right of Way line; thence S 58°08'50" W, 100.00' to the point of beginning.

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made as of this 11th day of August 2016 by and between COURTESY CORPORATION, a Wisconsin Municipality, ("Grantor"), and the CITY OF LA CROSSE, a Wisconsin Municipality ("Grantee").

RECITALS

A. Grantor is the owner of a certain parcel of land described on the attached Exhibit A and made a part hereof. ("Easement Area").

B. Grantee desires to establish a utility easement.

C. Grantor is willing to permit said use by the Grantee in the Easement Area pursuant to the terms and conditions of this Agreement.

D. Grantor and Grantee wish to join in this Agreement for the purpose of setting forth their respective rights and obligations with respect to Grantee's construction, maintenance and use of the Easement Area.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grant of Easement: Grantor hereby grants to Grantee, a permanent utility easement, more fully described as the Easement Area. Grantee and its employees, agents, representatives, its invites and visitors, shall have the right to enter upon and to pass and repass on and over the Easement Area as shall be reasonably required to construct, replace, maintain, remove and use from time to time for utility purposes. Grantee agrees to restore any contiguous property disturbed by the exercise of its rights hereunder to substantially the same condition as existed prior to the disturbance. This Agreement shall not operate to convey to Grantee the fee interest in any part of the Easement Area or any other property of Grantor.

2. Liens: Grantee agrees not to create, or permit to be created or remain, any lien, encumbrance or any imposition of mechanics, laborers or materialmens lien, which might be or become a lien, encumbrance or charge upon the Easement Area.

3. Property Rights: Grantor hereby reserves and retains all other property rights in and to the Easement Area, including, the right to use the Easement Area for any purpose whatsoever, so long as such use does not unreasonably interfere with Grantee's rights hereunder.

4. Miscellaneous: This Agreement and the rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns. This Agreement sets forth the entire understanding of the parties concerning the subject matter hereof and may not be changed except by a written document signed by all parties. If any provision of this agreement shall be illegal or unenforceable in any respect, the remainder of this Agreement shall not be affected and shall be valid and enforceable to the full extent permitted by law.

This space is reserved for recording data

Return to

CITY ATTORNEY
400 LA CROSSE STREET
LA CROSSE, WI 54601

Parcel # 17-

5. Due Authority: The individuals signing this Agreement warrant that they have full right, power and authority to bind the parties, on whose behalf they are signing this document,

6. Governing Law: This Agreement shall be deemed to have been made in La Crosse County, Wisconsin, and shall be construed in accordance with the laws of the State of Wisconsin. All parties to this Agreement hereby subject themselves to the jurisdiction of the circuit court for La Crosse County, Wisconsin.

7. Amendment: This Agreement may only be amended by a written instrument executed by the parties hereto or their successors or assigns.

8. Notices: All notices given to any party to this Agreement shall be sent by registered or certified mail, postage prepaid, return receipt requested, as follows:

To Grantor: Courtesy Corporation
 2700 National Drive #100
 Onalaska WI 54650

To Grantee: The City of La Crosse
 Legal Department - City Hall
 400 La Crosse Street
 La Crosse, WI 54601

All notices shall be deemed given two (2) days after the postmark date.

9. Recitals are incorporated into Agreement as if fully restated.

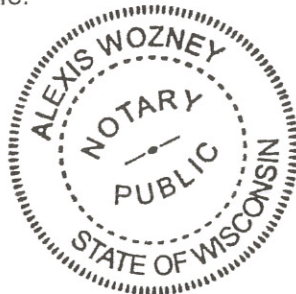
GRANTOR:

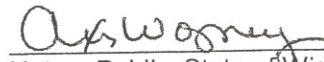
By:


Richard Lommen

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally came before me this 17 day of August, 2016, the above-named person(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.




Notary Public, State of Wisconsin Alexis Wozney
My Commission: 06/14/2020

5. Due Authority: The individuals signing this Agreement warrant that they have full right, power and authority to bind the parties, on whose behalf they are signing this document,

6. Governing Law: This Agreement shall be deemed to have been made in La Crosse County, Wisconsin, and shall be construed in accordance with the laws of the State of Wisconsin. All parties to this Agreement hereby subject themselves to the jurisdiction of the circuit court for La Crosse County, Wisconsin.

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 La Crosse, WI 54601

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GRANTOR:

By: _____
Richard Lommen

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally came before me this ____ day of _____, 2016, the above-named person(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
My Commission: _____

GRANTEE: THE CITY OF LA CROSSE

By: Timothy Kabat
Timothy Kabat, Mayor

By: Teri Lehrke
Teri Lehrke, City Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally came before me this 11th day of August, 2016, the above-named Timothy Kabat, Mayor, and Teri Lehrke, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Brandi L. Buddenhagen
Notary Public, State of Wisconsin Brandi L. Buddenhagen
My Commission: 11-2-18

THIS INSTRUMENT DRAFTED BY:

Attorney Stephen F. Matty
City Attorney
City of La Crosse
400 La Crosse St
La Crosse WI 54601

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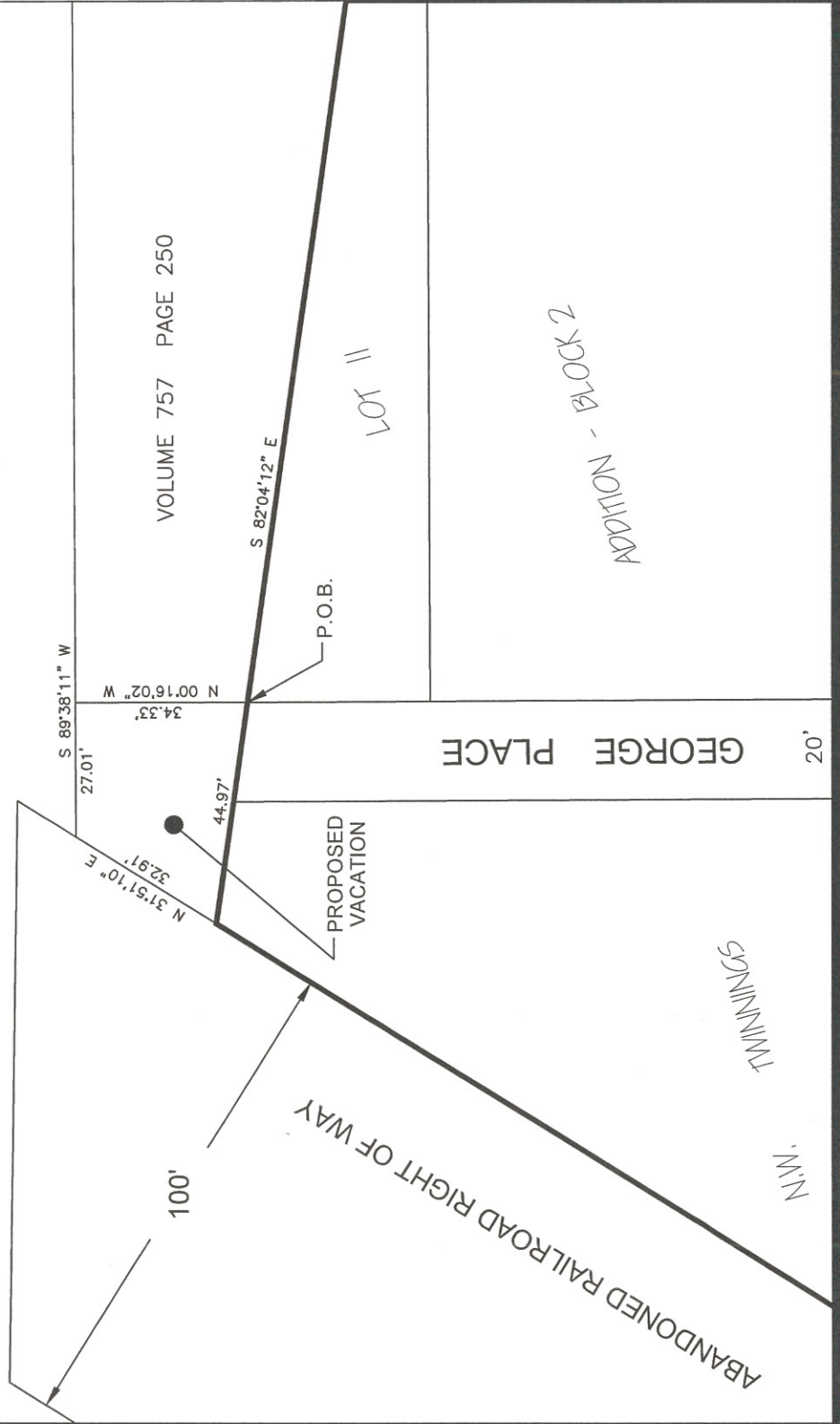
SA\PROJECTS\2016 MISC\2016-008 McDonalds George Street land sale and Vacation of George place\Surplus land sale to McDonalds.docx

PARTIAL GEORGE PLACE VACATION

VOLUME 981 PAGE 374

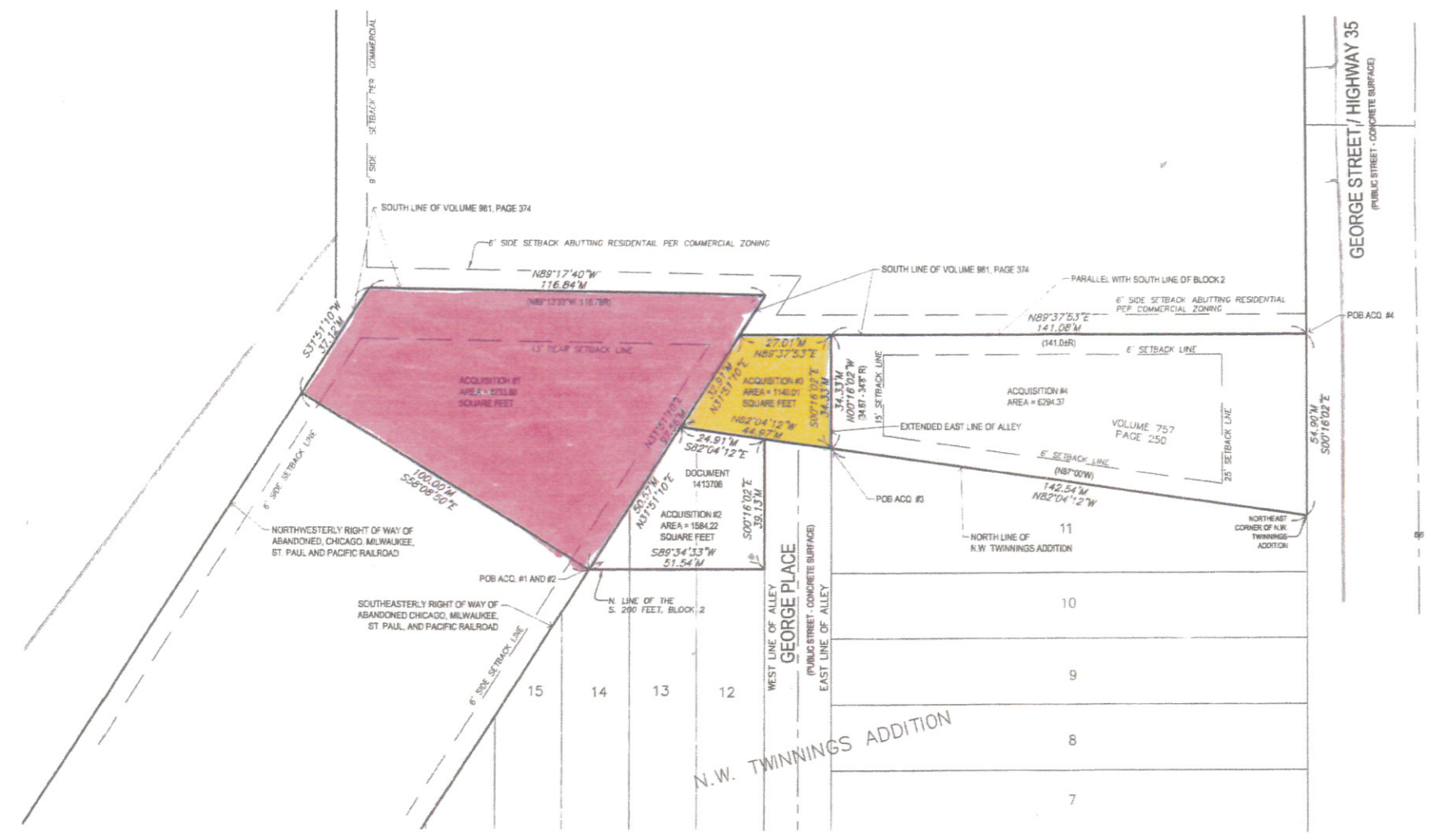
VOLUME 757 PAGE 250

GEORGE STREET / HWY. 35



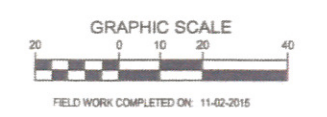
16-0195

MCDONALD'S - LA CROSSE, WISCONSIN - S.W. GEORGE STREET ACQUISITION DESCRIPTIONS



REQUEST TO PURCHASE SURPLUS CITY OWNED LAND

REQUEST GEORGE PLACE STREET VACATION (PARTIAL)



- ABBREVIATIONS:
- AC ACRES
 - ASPH ASPHALT
 - BK BOOK
 - CONC CONCRETE
 - D DEEDED DISTANCE
 - EX EXISTING
 - ENCL ENCLOSURE
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FRAC FRACTIONAL
 - M MEASURED DISTANCE
 - MH MANHOLE
 - OPC ORANGE PLASTIC CAP
 - P PLATTED DISTANCE
 - PG PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RECORDED
 - RUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - RPC RED PLASTIC CAP
 - SF SQUARE FEET
 - SAN SANITARY
 - TYP TYPICAL
 - YPC YELLOW PLASTIC CAP
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - PROPT PROPERTY © PER CITY OF LA CROSSE
 - GIS WEBSITE

BY: *Peter M Wagenaar*

REGISTERED LAND SURVEYOR
WISCONSIN REGISTRATION NO. S-3095-8
DATE: 01-08-2016

ACQUISITION #1 SALE

A PARCEL OF LAND BEING THAT PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL, & PACIFIC RAILROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706 ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING ALSO IN THE NORTHWESTERLY LINE OF BLOCK 2, N.W. TWINNINGS ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 PLATS, PAGE 31 IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED.

THENCE ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT AND ITS NORTHEASTERLY EXTENSION, BEING ALSO ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 97.56 FEET TO THE SOUTH LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 961, PAGE 374, ON FILE AND OF RECORD IN SAID COUNTY.

THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN VOLUME 961, PAGE 374, BEING ALSO THE NORTHERLY LINE OF SAID PARCEL HEREIN DESCRIBED, NORTH 86 DEGREES 17 MINUTES 40 SECONDS, A DISTANCE OF 116.94 FEET TO AN 1/8 INCH REBAR FOUND IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID RAILROAD.

THENCE CONTINUING ALONG SAID SOUTH LINE, BEING ALSO SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 31 DEGREES 51 MINUTES 10 SECONDS, A DISTANCE OF 37.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED.

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL HEREIN DESCRIBED, SOUTH 58 DEGREES 06 MINUTES 50 SECONDS, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8733.86 SQ. FT. OR 0.1946 ACRES OF LAND.

ACQUISITION #2

A PARCEL OF LAND BEING PART OF LOT 12, 13 & 14 OF BLOCK 2, N.W. TWINNINGS ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 PLATS, PAGE 31 IN LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL, & PACIFIC RAILROAD.

THENCE ALONG THE NORTHWESTERLY LINE OF SAID CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, BEING ALSO ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 31 DEGREES 51 MINUTES 10 SECONDS, A DISTANCE OF 50.57 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, BEING IN THE NORTH LINE OF SAID BLOCK 2.

THENCE ALONG THE NORTH LINE OF SAID CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, BEING ALSO ALONG THE NORTH LINE OF SAID BLOCK 2, SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 24.91 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, BEING ALSO IN THE WEST RIGHT OF WAY LINE OF THE VACATED ALLEY IN SAID BLOCK 2.

THENCE ALONG THE EAST LINE OF SAID CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, BEING ALSO ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 38.13 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, BEING THE SOUTHEAST CORNER OF SAID PARCEL, HEREIN DESCRIBED.

THENCE ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706, BEING ALSO ALONG THE SOUTH LINE OF SAID PARCEL HEREIN DESCRIBED, SOUTH 86 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF 51.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1584.22 SQ. FT. OR 0.0364 ACRES OF LAND.

ACQUISITION #3 VACATION

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST IN LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 757, PAGE 250 ON FILE AND OF RECORD IN SAID COUNTY, BEING ALSO IN THE NORTH LINE OF N.W. TWINNINGS ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 PLATS, PAGE 31 IN LA CROSSE COUNTY, WISCONSIN.

THENCE ALONG THE NORTH LINE OF SAID N.W. TWINNINGS ADDITION TO THE CITY OF LA CROSSE AND THE NORTH LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1413706 ON FILE AND OF RECORD IN SAID COUNTY, NORTH 82 DEGREES 04 MINUTES 12 SECONDS, A DISTANCE 44.97 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL, & PACIFIC RAILROAD, BEING ALSO THE NORTHWESTERLY CORNER OF SAID TRACT OF LAND DESCRIBED IN VOLUME 757, PAGE 250, BEING ALSO THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE ALONG SAID RIGHT OF WAY LINE, BEING ALSO THE NORTHWESTERLY LINE OF SAID PARCEL HEREIN DESCRIBED, NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 32.19 FEET TO THE SOUTH LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 961, PAGE 374, BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE ALONG SAID NORTH LINE OF CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 961, PAGE 374, BEING ALSO THE NORTH LINE OF SAID PARCEL HEREIN DESCRIBED, NORTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 27.01 FEET TO THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 757, PAGE 250 ON FILE AND OF RECORD IN SAID COUNTY, BEING THE NORTHEAST CORNER OF SAID PARCEL HEREIN DESCRIBED.

THENCE ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 757, PAGE 250, BEING ALSO THE EAST LINE OF SAID PARCEL HEREIN DESCRIBED, SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 34.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1140.01 SQ. FT. OR 0.0262 ACRES OF LAND.

ACQUISITION #4

PART OF GOVERNMENT LOT 1, BEING THAT PART OF THE FRACTIONAL SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING EAST OF THE BLACK RIVER OF SECTION 17 TOWNSHIP 16 NORTH, RANGE 7 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, THENCE SOUTH, ALONG THE EAST LINE THEREOF, 844.5 FEET, THENCE WEST 33.0 FEET TO THE WEST LINE OF GEORGE STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH, ALONG SAID WEST LINE, TO THE NORTHEASTERLY CORNER OF N.W. TWINNINGS ADDITION TO THE CITY OF LA CROSSE, THENCE NORTH 87° 00' WEST, ALONG THE NORTHERLY LINE OF SAID PLAT TO THE EAST LINE OF THE ALLEY IN BLOCK 2 OF SAID N.W. TWINNINGS ADDITION, THENCE NORTH, ALONG THE EXTENDED EAST LINE OF SAID ALLEY, 34 FEET 8 INCHES, THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 141.0 FEET MORE OR LESS TO THE WEST LINE OF GEORGE STREET AND THE POINT OF BEGINNING.

CONTAINING 6294.37 SQ. FT. OR 0.1445 ACRES OF LAND

COPYRIGHT 2015 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING AND TROSSEN LAND SURVEYING, LLC. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

16/2016 2:00:57 PM MILWAUKEE PROJECTS 2015/12/28/2017 LA CROSSE, WI - GEORGE STREET ACQUISITION DRAWINGS.DWG

REVISION	DATE	BY	DESCRIPTION

PREPARED BY: M. McDonald's USA, LLC
 DRAWN BY: MMN
 END DATE: 12/07/15
 PROJECT: N.W. TWINNINGS ADDITION
 DATE REVISION: 12/07/15
 DATE REVISION: 12/07/15
 SHEET NO.: C0.1
 SITE SURVEY COVER SHEET

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between PAULETTE KRANZ, A SINGLE PERSON

("Grantor," whether one or more), and COURTESY CORPORATION, A WISCONSIN CORPORATION

("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 LA CROSSE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE ATTACHED EXHIBIT "A".

Recording Area

Name and Return Address

**ATTORNEY R. P. SMYTH
JOHNS, FLAHERTY & COLLINS, SC
205 5TH AVE S., #600
LA CROSSE WI 54601**

17-10264-040

Parcel Identification Number (PIN)

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

Certified Copy

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: easements, restrictions, zoning ordinances and other matters of record.

Dated NOVEMBER 19, 2015

Paulette Kranz (SEAL) _____ (SEAL)
* PAULETTE KRANZ *

* _____ (SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

Signature(s) _____
authenticated on _____
* _____

ACKNOWLEDGMENT

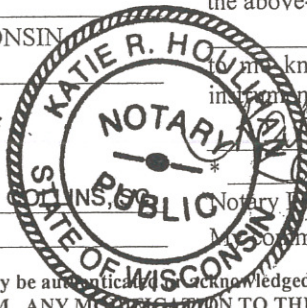
STATE OF WI)
) ss.
LaCrosse COUNTY)
Personally came before me on 11/19/2015
the above-named Paulette Kranz

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

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

THIS INSTRUMENT DRAFTED BY:

Attorney R. P. Smyth, JOHNS, FLAHERTY & COLLINS, SC
205 5th Ave. S., #600, La Crosse, WI 54601



Katie R. Houlihan
Notary Public, State of WI
My commission (is permanent) (expires: 2/18/2019)

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

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

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

EXHIBIT "A"

GRANTOR: PAULETTE KRANZ
GRANTEE: COURTESY CORPORATION
TAX PARCEL NO.: 17-10264-040

LEGAL DESCRIPTION

Part of Government Lot One (1) being that part of the Fractional South half of the Southwest quarter (S 1/2 - SW 1/4), lying East of the Black River) of Section 17, Township 16 North, Range 7 West, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South, along the East line thereof, 544.5 feet; thence West 33.0 feet to the West line of George Street and the point of beginning of this description; thence South, along said West line, to the Northeasterly corner of N.W. Twining's Addition to the City of La Crosse; thence North 87° 00' West, along the Northerly line of said plat to the East line of the alley in Block 2 of said N.W. Twining's Addition; thence North, along the extended East line of said alley, 34 feet 8 inches; thence East, parallel with the South line of said Block 2, a distance of 141.0 feet, more or less, to the West line of George Street and the point of beginning of this description.

Certified Copy

SCHEDULE A - TITLE INSURANCE OWNERS POLICY



The Title Company LLC
500 2nd St. S. Suite 102
La Crosse, WI 54601
608-791-2000
Fax: 608-791-2015

Refer Inquiries to: Kristin LaCanne (kristin@knightbarry.com)

Office File Number	Policy Number	Date of Policy	Amount of Insurance
799066	O-9301-003724510	December 3, 2015 at 9:12 am	\$135,000.00

1. Name of Insured

Courtesy Corporation, a Wisconsin corporation

2. The estate or interest in the Land that is insured by this policy is: Fee Simple

3. Title is vested in:

Courtesy Corporation, a Wisconsin corporation

4. The Land referred to in this policy is described as follows:

Part of Government Lot 1 (being that part of the Fractional South 1/2 of the SW 1/4, lying East of the Black River) of Section 17, Township 16 North, Range 7 West, City of LaCrosse, LaCrosse County, Wisconsin, being part of Block 40 of Northern Addition to North LaCrosse, now City of LaCrosse, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South, along the East line thereof, 544.5 feet; thence West 33.0 feet to the West line of George Street and the point of beginning of this description; Thence South, along said West line, to the Northeasterly corner of N.W. Twining's Addition to the City of La Crosse; thence North 87 degrees 00 minutes West, along the Northerly line of said Plat to the East line of the alley in Block 2 of said N.W. Twining's Addition; thence North, along the extended East line of said alley, 34 feet 8 inches; thence East, parallel with the South line of said Block 2, a distance of 141.0 feet, more or less, to the West line of George Street and the point of beginning of this description.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 2425 George St, La Crosse, WI 54603

Tax Key Number: 17-10264-040

Underwritten by Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029

Knight Barry Title, Inc. is your nationwide source for title and closing services.



State of Wisconsin
PROPERTY TAX BILL FOR 2012
LA CROSSE COUNTY
City of LaCrosse

Real Estate
 Bill Number 2990

Tax Parcel 17-10264-40

Correspondence should refer to tax number.
 See reverse side for Important Information.

Assessed:	Land Value	Improvement	Total Assessed	Woodland	Ave. Assmt. Ratio		
Est Fair Mkt:	13900	92600	106500	0	98.6100000		
	14100	93900	108000	0			
Taxing Jurisdiction	2011 Est. State Aids Allocated Tax Dist	2012 Est. State Aids Allocated Tax Dist	2011 Net Tax	2012 Net Tax	% Tax Change	Net Property Tax	2,873.78
State of Wisconsin	0.00	0.00	18.32	18.33	0.10		
La Crosse County	2,055,737.00	2,049,735.00	393.87	394.53	0.20		
Local Municipality	13,642,279.00	13,472,269.00	1,305.15	1,305.01	0.00		
La Crosse School	29,666,590.00	28,783,450.00	1,122.09	1,119.01	-0.30		
WTC	1,078,342.00	1,067,781.00	226.44	228.61	1.00		
		Total	3,065.87	3,065.49	0.00		
		First Dollar Credit	82.81	80.08	-3.30		
		Lottery Credit	109.60	111.63	1.90		
		Net Property Tax	2,873.46	2,873.78	0.00		
School taxes reduced by school levy tax credit:	191.81						
		Net Assessed Value Rate (Does NOT reflect credits):		0.028784072			

Total Due For Full Pavnent
2,873.78
 Pay By 01/31/13

Important: Be Sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

17-16N-07 Acres .146
 Document No 975096
 2425 GEORGE ST
 PRT GOVT LOT 1 SEC 17-16-7
 COM AT NE COR OF LOT 11
 BLK 2 TWINING ADDN NWLY ALG
 NLY LINE SD LOT 11 TO NW COR
 SD LOT N 34 FT 8 IN E PARA

BERNARD E, PAULETTE
 KRANZ
 2425 GEORGE ST
 LA CROSSE WI 54603-1671

Or Pay the Following Installments

1st Installment 634.73 by 01/31/13	2nd Installment 746.35 by 03/31/13
3rd Installment 746.35 by 05/31/13	4th Installment 746.35 by 07/31/13

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
 Failure to pay on time. See reverse.



State Bar of Wisconsin Form 1-2003
WARRANTY DEED

1676954
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

Document Number

Document Name

THIS DEED, made between Nicholas Steve Popoutsis and Darlene L. Popoutsis, husband and wife

("Grantor," whether one or more), and Courtesy Corporation, a Wisconsin corporation

("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 La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 10 and 11 in Block 2 of N.W. Twining's Addition to the City of La Crosse, La Crosse County, Wisconsin, EXCEPT lands taken for road purposes on Transportation Project Plat No. 1071-06-23 recorded in the Register of Deeds for La Crosse County, Wisconsin on 10/6/2015 as Document No. 1664452.

The property is the subject of an eminent domain proceeding by the Wisconsin Department of Transportation Project No. 1071-06-23. Grantors assign to Grantee all of Grantors' rights, title and interest in the damage award in said Project No. 1071-06-23.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: easements, restrictions, zoning ordinances and other matters of record.

RECORDED ON
06/22/2016 11:31AM
REC FEE: 30.00
TRANSFER FEE: 510.00
EXEMPT #:
PAGES: 2

#48

Recording Area
Name and Return Address
Attorney R. P. Smyth
Johns, Flaherty & Collins, S.C.
205 5th Ave. S., #600
La Crosse WI 54601 idg 54601

17-10190-090
Parcel Identification Number (PIN)

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

Dated June 17, 2016

Nicholas Steve Popoutsis
* Nicholas Steve Popoutsis

(SEAL)

Darlene L. Popoutsis
* Darlene L. Popoutsis

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

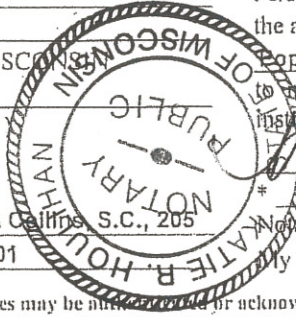
LA CROSSE COUNTY) ss.

Personally came before me on June 17, 2016,
the above-named Nicholas Steve Popoutsis and Darlene L. Popoutsis

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

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

THIS INSTRUMENT DRAFTED BY:
Attorney R. P. Smyth, Johns, Flaherty & Collins, S.C., 205 5th Avenue S., #600, La Crosse, WI 54601



Kathie R. Houhan
* Kathie R. Houhan
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 2/18/2019)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

**State of Wisconsin
PROPERTY TAX BILL FOR 2015
LA CROSSE COUNTY**

**Real Estate
Bill Number 2198**

Tax Parcel 17-10190-90

City of LaCrosse

Correspondence should refer to tax number.
See reverse side for Important Information.

	Land Value	Improvement	Total Assessed	Woodland	Ave. Assmt. Ratio			
Assessed:	12500	116400	128900	0	93.7156002			
Est Fair Mkt:	13300	124200	137500	0				
Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist	2015 Est. State Aids Allocated Tax Dist	2014 Net Tax	2015 Net Tax	% Tax Change	Net Property Tax		
STATE OF WISCONSIN	0.00	0.00	22.82	23.34	2.30	Delq Wtr	215.63	
La Crosse County	2,030,258.00	2,036,946.00	495.12	504.86	2.00	Delq Swr	145.37	
Local Municipality	13,327,456.00	13,121,875.00	1,577.55	1,577.35	0.00	Delq Stormwater	61.51	
LA CROSSE SCHOOL	28,810,384.00	28,611,521.00	1,433.13	1,432.03	-0.10			
WTC	1,086,288.00	3,745,307.00	214.22	216.94	1.30			
		Total	3,742.84	3,754.52	0.30			
		First Dollar Credit	80.72	80.38	-0.40			
		Lottery Credit	136.61	129.85	-4.90			
		Net Property Tax	3,525.51	3,544.29	0.50			
School taxes reduced by school levy tax credit:	268.78		Net Assessed Value Rate (Does NOT reflect credits):		0.029127370	Total Due For Full Payment		
						3,966.80		
						Pay By 01/31/16		

Important: Be Sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

17-16 N-07 Acres 0.152
Vol./Page 656/396
2421 GEORGE ST
N W TWINING ADDITION LOTS 10
& 11 BLOCK 2 LOT SZ: IRR

NICHOLAS S, DARLENE L
POPOUTSIS
2421 GEORGE ST
LA CROSSE WI 54603-1671

Or Pay the Following Installments

1st Installment	2nd Installment
1211.18	918.54
by 01/31/16	by 03/31/16
3rd Installment	4th Installment
918.54	918.54
by 05/31/16	by 07/31/16

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

POLICY A - TITLE INSURANCE OWNERS POLICY



Knight Barry Title United LLC
500 2nd St. S. Suite 102
La Crosse, WI 54601
608-791-2000
Fax: 608-791-2015

Refer Inquiries to: Kristin LaCanne (kristin@knightbarry.com)

Office File Number	Policy Number	Date of Policy	Amount of Insurance
831935	O-9301-003823864	June 22, 2016 at 11:31 am	\$170,000.00

1. Name of Insured

Courtesy Corporation, a Wisconsin corporation

2. The estate or interest in the Land that is insured by this policy is: Fee Simple

3. Title is vested in:

Courtesy Corporation, a Wisconsin corporation

4. The Land referred to in this policy is described as follows:

Lots 10 and 11 in Block 2 of N.W. Twining's Addition to the City of La Crosse, La Crosse County, Wisconsin, EXCEPT lands taken for road purposes on Transportation Project Plat No. 1071-06-23 recorded in the Register of Deeds for La Crosse County, Wisconsin on 10/06/2015 as Document No. 1664452.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 2421 and 2423 George St, La Crosse, WI 54603

Tax Key Number: 17-10190-090

Underwritten by Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029

Knight Barry Title, Inc. is your nationwide source for title and closing services.





State Bar of Wisconsin Form 1-2003
WARRANTY DEED

1678723
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
07/22/2016 12:59PM
REC FEE: 30.00
TRANSFER FEE: 150.00
EXEMPT #:
PAGES: 2

Document Number

Document Name

THIS DEED, made between John R. Guy and Geraldine J. Guy, husband and wife

("Grantor," whether one or more), and Courtesy Corporation, a Wisconsin corporation

("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 La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The North 40 feet of the South 200 feet of Lots 12, 13, 14 and 15 in Block 2 of N.W. Twining's Addition to the City of La Crosse, La Crosse County, Wisconsin.

#48
Recording Area
Name and Return Address
Attorney R. P. Smyth
Johns, Flaherty & Collins, 205 5th Ave.
S., #600, La Crosse, WI 54601

17-10190-130
Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: easements, restrictions, zoning ordinances and other matters of record.

Dated July 21, 2016

John R. Guy (SEAL) Geraldine J. Guy (SEAL)
* John R. Guy * Geraldine J. Guy
_____(SEAL) _____(SEAL)
* _____ *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF WISCONSIN)
) ss.
LA CROSSE COUNTY)

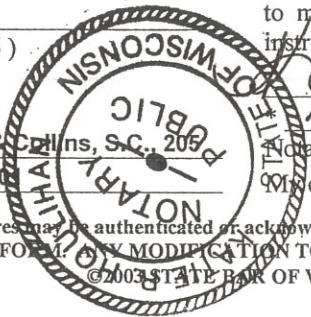
Personally came before me on July 21, 2016,
the above-named John R. Guy and Geraldine J. Guy

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

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

THIS INSTRUMENT DRAFTED BY:

Attorney R. P. Smyth, Johns, Flaherty & Collins, S.C., 205
5th Avenue S., #600, La Crosse, WI 54601



Catherine K. Hurlburt
Catherine K. Hurlburt
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 2/18/2019)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

**State of Wisconsin
PROPERTY TAX BILL FOR 2015
LA CROSSE COUNTY**

**Real Estate
Bill Number 2202**

Tax Parcel 17-10190-130

City of LaCrosse

Correspondence should refer to tax number.
See reverse side for Important Information.

	Land Value	Improvement	Total Assessed	Woodland	Ave. Assmt. Ratio		
Assessed:	6700	19700	26400	0	93.7156002		
Est Fair Mkt:	7100	21000	28100	0			
Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist	2015 Est. State Aids Allocated Tax Dist	2014 Net Tax	2015 Net Tax	% Tax Change	Net Property Tax	688.58
STATE OF WISCONSIN	0.00	0.00	4.67	4.78	2.40		
La Crosse County	2,030,258.00	2,036,946.00	101.41	103.40	2.00		
Local Municipality	13,327,456.00	13,121,875.00	323.10	323.06	0.00		
LA CROSSE SCHOOL	28,810,384.00	28,611,521.00	293.52	293.29	-0.10		
WTC	1,086,288.00	3,745,307.00	43.87	44.43	1.30		
			Total	766.57	768.96	0.30	
			First Dollar Credit	80.72	80.38	-0.40	
			Lottery Credit	136.61	0.00	-100.00	
			Net Property Tax	549.24	688.58	25.40	

School taxes reduced by school levy tax credit:	55.05	Net Assessed Value Rate (Does NOT reflect credits):	0.029127370
---	-------	---	-------------

**Total Due For Full Payment
688.58
Pay By 01/31/16**

Important: Be Sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

17-16 N-07 Acres 0.061
Document No 1647774
2417 GEORGE PL
N W TWINING ADDITION N 40 FT
OF S 200 FT LOTS 12 13 14 &
15 BLOCK 2 LOT SZ: 40 FR ?
REAR X 52 N/L 80 S/L

**JOHN R, GERALDINE
GUY
707 JOHNSON DR
ONALASKA WI 54650**

Or Pay the Following Installments

1st Installment 172.13 by 01/31/16	2nd Installment 172.15 by 03/31/16
3rd Installment 172.15 by 05/31/16	4th Installment 172.15 by 07/31/16

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

SCHEDULE A - TITLE INSURANCE OWNERS POLICY



Knight Barry Title United LLC
500 2nd St. S. Suite 102
La Crosse, WI 54601
608-791-2000
Fax: 608-791-2015

Refer Inquiries to: Kristin LaCanne (kristin@knightbarry.com)

Office File Number	Policy Number	Date of Policy	Amount of Insurance
835868	O-9301-004017744	July 22, 2016 at 12:59 pm	\$50,000.00

1. Name of Insured

Courtesy Corporation, a Wisconsin corporation

2. The estate or interest in the Land that is insured by this policy is: Fee Simple

3. Title is vested in:

Courtesy Corporation, a Wisconsin corporation

4. The Land referred to in this policy is described as follows:

The North 40 feet of the South 200 feet of Lots 12, 13, 14 and 15 in Block 2 of N.W. Twining's Addition to the City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 2417 George Place, La Crosse, WI 54603

Tax Key Number: 17-10190-130

Underwritten by Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029

Knight Barry Title, Inc. is your nationwide source for title and closing services.



SCHEDULE B – EXCEPTIONS FROM COVERAGE



Knight Barry Title United LLC
500 2nd St. S. Suite 102
La Crosse, WI 54601
608-791-2000
Fax: 608-791-2015

Refer Inquiries to: Kristin LaCanne (kristin@knightbarry.com)

Office File Number	Policy Number	Date of Policy	Amount of Insurance
835868	O-9301-004017744	July 22, 2016 at 12:59 pm	\$50,000.00

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
2. 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 the policy.
3. 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.
4. Rights or claims of parties in possession not shown by the public records.
5. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the public records.
7. Any claim of adverse possession or prescriptive easement.
8. General Taxes for the year 2016, none now due or payable as of the date of policy.
9. Terms and conditions of DILHR Weatherization Stipulation recorded July 22, 2016 as Document No. 1678723.

Footnotes to Schedule B

Underwritten by Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029

Knight Barry Title, Inc. is your nationwide source for title and closing services.





* 1 6 6 7 1 5 2 1 *

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

1667152

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
12/03/2015 09:12AM
REC FEE: 30.00
TRANSFER FEE: 150.00
EXEMPT #:
PAGES: 1

THIS DEED, made between STEVEN E. JACKSON

("Grantor," whether one or more), and COURTESY CORPORATION, A WISCONSIN CORPORATION

("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 LA CROSSE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LOTS 12, 13, 14 AND 15, EXCEPT THE SOUTH 200 FEET, IN BLOCK 2 OF N. W. TWININGS ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

#48
Recording Area

Name and Return Address

**ATTORNEY R. P. SMYTH
JOHNS, FLAHERTY & COLLINS, SC
205 5TH AVE S., #600
LA CROSSE WI 54601**

17-10190-120

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: **easements, restrictions, zoning ordinances and other matters of record.**

Dated **NOVEMBER 19**, 2015.

Steven E. Jackson

(SEAL)

(SEAL)

* **STEVEN E. JACKSON**

*

(SEAL)

(SEAL)

*

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF Wisconsin)

) ss.

Lacrosse COUNTY)

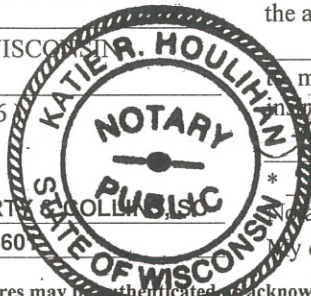
Personally came before me on 11/19/2015
the above-named Steven E. Jackson

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

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

THIS INSTRUMENT DRAFTED BY:

**Attorney R. P. Smyth, JOHNS, FLAHERTY & COLLINS, SC
205 5th Ave. S., #600, La Crosse, WI 54601**



Katie R. Houlihan
Notary Public, State of WI
My commission (is permanent) (expires: 2/18/2019)

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

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

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

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SCHEDULE A - TITLE INSURANCE OWNERS POLICY



The Title Company LLC
500 2nd St. S. Suite 102
La Crosse, WI 54601
608-791-2000
Fax: 608-791-2015

Refer Inquiries to: Kristin LaCanne (kristin@knightbarry.com)

Office File Number	Policy Number	Date of Policy	Amount of Insurance
799061	O-9301-003724509	December 3, 2015 at 9:12 am	\$50,000.00

1. Name of Insured

Courtesy Corporation, a Wisconsin corporation

2. The estate or interest in the Land that is insured by this policy is: Fee Simple

3. Title is vested in:

Courtesy Corporation, a Wisconsin corporation

4. The Land referred to in this policy is described as follows:

Lots 12, 13, 14 and 15, EXCEPT the South 200 feet, in Block 2 of N.W. Twinings Addition to the City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 2419 George Pl, La Crosse, WI 54603

Tax Key Number: 17-10190-120

Underwritten by Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029

Knight Barry Title, Inc. is your nationwide source for title and closing services.



2419 GEORGE PL LA CROSSE

Parcel: 17-10190-120
 Internal ID: 26010
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.039
 Township: 16
 Range: 07
 Section: 17
 Qtr: SE-SW

Abbreviated Legal Description:

N W TWINING ADDITION LOTS 12 13 14 & 15 EXC S 200 FT BLOCK 2 LOT SZ: 40 FR 50 REAR X 52 S/L ? N/L 1026/302-311

Property Addresses:

Street Address	City(Postal)
2419 GEORGE PL	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
STEVEN E JACKSON		1526 JACKSON ST	LA CROSSE	WI	54601-5721

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1	
2012 + VOTING WARDS	2012+ Ward 1	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603	
Use	1 UNIT	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 2201

Billed To: STEVEN E JACKSON
 1526 JACKSON ST
 LA CROSSE WI 54601-5721

Total Tax: 810.71

Payments Sch.

1-31-2015	202.70
3-31-2015	202.67
5-31-2015	202.67
7-31-2015	202.67

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.956124557
Assessed:	4700	26000	30700	Mill Rate	0.029036821
Fair Market:	4900	27200	32100	School Credit:	56.46
Taxing Jurisdiction:			2013 Net Tax	2014 Net Tax	% of Change
STATE OF WISCONSIN			\$ 5.2600	\$ 5.4400	3.4000
La Crosse County			\$ 116.0500	\$ 117.9200	1.6000
Local Municipality			\$ 375.7200	\$ 375.7200	0.0000
LA CROSSE SCHOOL			\$ 344.1900	\$ 341.3300	-0.8000
WTC			\$ 77.0000	\$ 51.0200	-33.7000
			Credits:		
			First Dollar Credit:	80.72	
			Lottery Credit:	0.00	
			Additional Charges:		
			Special Assessment:	0.00	
			Special Charges:	0.00	
			Special Delinquent:	0.00	
			Managed Forest:	0.00	
			Private Forest:	0.00	
			Total Woodlands:	0.00	
			Grand Total:	810.71	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/5/2015	389765	0	\$ 810.71	1/2015
			Totals:	\$ 810.71	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2014	0.000	4700	26000	30700	4/21/2011

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
781	851	988202	1/13/1987	PERSONAL REP'S DEED
1026	302	1106992	12/16/1993	JUDGMENT
1050	582	1117423	6/2/1994	Quit Claim Deed
0	0	1405967	10/13/2004	Warranty Deed
0	0	1413708	2/1/2005	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.