

# WARRANTY DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]  
RE1560 10/2023

THIS DEED, made by Roger W. McDowell and Debra M. McDowell, husband and wife; Marjorie Collins, as Trustee of the Survivor's Trust under Collins Joint Revocable Living Trust dated November 2, 1999, n/k/a Lamar Advertising Company GRANTOR, conveys and warrants the property described below to the City of La Crosse, GRANTEE, for the sum of One Million Three Hundred Five Thousand Six Hundred and 00/100 Dollars (\$1,305,600.00)

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:  
**Altra Federal Credit Union**

This is not homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

**1832298**

LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

RECORDED ON  
04/16/2025 02:13 PM  
PAGE COUNT: 3  
EXEMPT #: 77.25(2R)  
RECORDING FEE 30.00  
ELECTRONICALLY RECORDED  
AND RETURNED TO SUBMITTER

This space is reserved for recording data

Return to  
City of La Crosse c/o  
Right of Way Professionals, Inc.  
Attn: Adam Literski  
2215 E. Clairemont Avenue, Suite 1  
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number  
17-20251-030

Roger W. McDowell 3/14/25  
Signature Date

Roger W. McDowell  
Print Name  
Debra M. McDowell 3/14/25  
Signature Date

Debra M. McDowell  
Print Name

03/14/25  
Date

State of Wisconsin

La Crosse County ) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

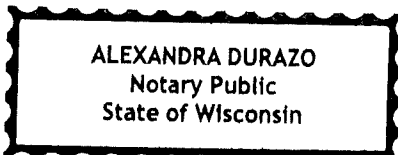
The signer was: X Physically in my presence. OR

       In my presence involving the use of communication technology.

Alexandra Durazo  
Signature, Notary Public, State of Wisconsin

Alexandra Durazo  
Print Name, Notary Public, State of Wisconsin

Jan 2027  
Date Commission Expires



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## LEGAL DESCRIPTION

**FEE TITLE** in and to the lands described as follows:

Part of Government Lot 1, Section 31, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the intersection of the West line of Copeland Avenue and the South line of said Government Lot 1; thence Northerly along the West line 550 feet to the South line of Bemel's Industrial Addition to the City of La Crosse, and the point of beginning of this description: Thence West along said South line of Bemel's Industrial Addition 160 feet; thence Southerly parallel to said West line of Copeland Avenue 100 feet, more or less; thence East 160 feet to said West line of Copeland Avenue; thence Northerly along said West line of Copeland Avenue 100 feet, more or less, to the point of beginning.

Part of Government Lot 1, Section 31, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 31; thence South on the East line of said Section 31, a distance of 782.2 feet; thence West 16 feet to the West line of the existing causeway sidewalk and the point of beginning of this description: Thence South along the West line of the existing causeway sidewalk 100 feet, said point being 350 feet North of the South line of said Government Lot 1, and 19.62 feet West of the East line of said Section 31; thence West 13.38 feet to the West line of the causeway; thence North along the West line of the causeway 100 feet; thence East 17 feet to the point of beginning.

Said parcel contains 0.40 acres of new right of way.

Also, included herein is all right, title and interest in and to any outdoor advertising sign site and sign structure including easement, leasehold or permit interests, related to the sign known as OASIS number 002818.