

State Bar of Wisconsin Form 2-2003  
**WARRANTY DEED**



DocId:8428403  
Tx:4124932

**1806304**  
LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

RECORDED ON  
04/06/2023 11:40 AM  
PAGE COUNT: 1  
EXEMPT #: 77.25(2G)  
RECORDING FEE                      30.00

Document Number

Document Name

**THIS DEED**, made between Christopher S. Dodge and Nancy E. Brewer

\_\_\_\_\_ ("Grantor," whether one or more),  
and City of La Crosse, a Wisconsin municipal 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):

Part of Lot 12, First Gerrard Addition to the City of La Crosse located in the NE 1/4  
of the NE 1/4, Section 27, Township 15 North, Range 7 West, City of La Crosse, La  
Crosse County, Wisconsin, more particularly described as follows: Commencing at  
the northeast corner of said Section 27; thence S 40°37'01" W 741.57 feet to the  
northeast corner of said Lot 12, First Gerrard Addition, and the point of beginning;  
thence along the east line of said Lot 12, S 01°47'06" W 25.00 feet; thence N 28°  
02'17" W 43.38 feet, to the eastline of said Lot 12; thence S 57°51'41" E 25.00 feet, to  
the point of beginning.

*#112*

Recording Area

Name and Return Address + *Drafted by*  
City Attorney  
400 La Crosse Street  
La Crosse WI 54601

17-50777-120

Parcel Identification Number (PIN)

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

Exceptions to warranties:

Dated 4/5/2023

CITY OF LA CROSSE

\_\_\_\_\_ (SEAL) *Christopher S. Dodge* \_\_\_\_\_ (SEAL)  
\* \_\_\_\_\_ \*Christopher S. Dodge \_\_\_\_\_

\_\_\_\_\_ (SEAL) *Nancy E. Brewer* \_\_\_\_\_ (SEAL)  
\* \_\_\_\_\_ \*Nancy E. Brewer \_\_\_\_\_

**AUTHENTICATION**

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

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

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

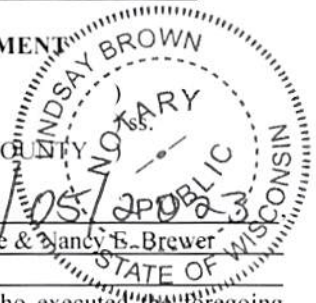
**ACKNOWLEDGMENT**

STATE OF WISCONSIN  
LA CROSSE COUNTY

Personally came before me on 04/05/2023  
the above-named Christopher S. Dodge & Nancy E. Brewer

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

\_\_\_\_\_  
\* *Lindsay Brown*  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 02/25/2025)



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



DocId:8428401  
Tx:4124932

**1806303**

LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

RECORDED ON  
04/06/2023 11:40 AM  
PAGE COUNT: 2  
EXEMPT #: 77.25(2)  
RECORDING FEE 30.00

State Bar of Wisconsin Form 2-2003  
**WARRANTY DEED**

Document Number

Document Name

**THIS DEED**, made between City of La Crosse, a Wisconsin municipal corporation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ ("Grantor," whether one or more),  
and Christopher S. Dodge and Nancy E. Brewer

\_\_\_\_\_  
\_\_\_\_\_ ("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 Exhibit A

#112

Recording Area

Name and Return Address *Drafted by*  
City Attorney  
400 La Crosse Street  
La Crosse WI 54601

17-50777-250

Parcel Identification Number (PIN)

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

Exceptions to warranties:

Dated April 5, 2023

CITY OF LA CROSSE

(SEAL)

(SEAL)

\* Mitch Reynolds, Mayor

(SEAL)

(SEAL)

\* Nikki Elsen, City Clerk Sandra Craig, Deputy City Clerk

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

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

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

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

) ss.

LA CROSSE COUNTY )

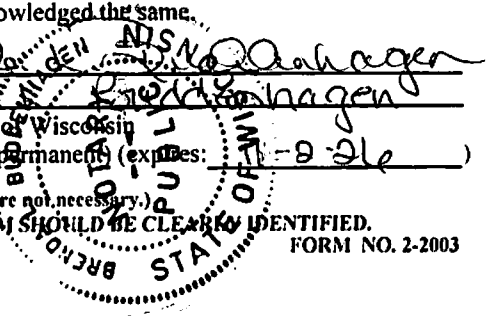
Personally came before me on April 5, 2023,  
the above-named Mitch Reynolds Mayor and Nikki Elsen, Sandra Craig  
City Clerk - Deputy

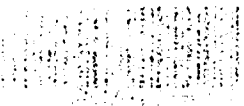
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* Brandi A. Kiedrich  
Notary Public, State of Wisconsin

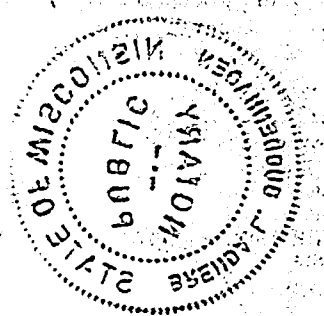
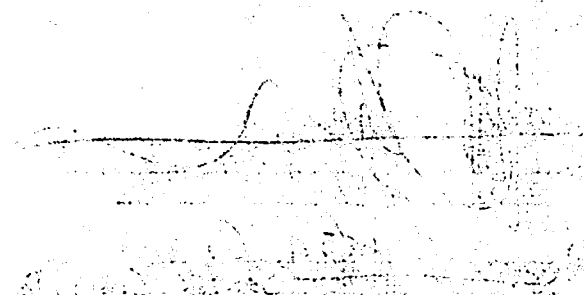
My Commission (is permanent) (expires: 8-26)

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





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EXHIBIT A

Part of the NE 1/4 of the NE 1/4, Section 27, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more particularly described as follows: commencing at the northeast corner of said Section 27; thence S 40°37'01" W 741.57 feet to the northeast corner of Lot 12, First Gerrard Addition; thence, along the east line of said Lot 12, S 01°47'06" W 110.06 feet to the southeast corner of said Lot 12, and the point of beginning; thence continuing S 01°47'06" W 55.00 feet; thence N 46°58'22" W 86.41 feet, to the south line of said Lot 12; thence S 86°29'07" E 65.00 feet to the point of beginning.

Subject to a 30-foot-wide watermain easement the located in part of the NE ¼ of the NE ¼; Section 27, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, the centerline of which is described as follows: Commencing at the northeast corner of said Section 27; thence S 40°37'01" W 741.57 feet to the northeast corner of Lot 12; First Gerrard Addition; thence along the east line of said Lot 12, S 01°47'06" W 110.06 feet to the southeast corner of said Lot 12; thence, along the south line of said Lot 12, N 86°29'07" W 53.38 feet, to the centerline of said easement, and the point of beginning of this centerline description.

- 1) Thence S 42°11'48" E 28.45 feet;
- 2) Thence S 21°15'27" E 11.45 feet to the terminus of this centerline easement description.

The sidelines of said easement are extended or shortened to terminate at the property lines.