

DATE: 04/18/2016

FILE NO. 2703466

SETTLEMENT DATE: 04/15/2016

CHECK AMOUNT: \$126,210.63

BUYER: Jimmy's Inc., et al

SELLER: City of La Crosse, a municipal corporation

Property Address: Luoyang Avenue, La Crosse, WI 54601  
Lot: 26

Seller Proceeds

Re:

Charge Details:



Thank you for doing business with First American Title Insurance Company

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER



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

PR. 17001  
Ofc. 633 (1032)

First American Trust, FSB -  
Santa Ana CA 92707

103218084

90-4125/1222

FILE NO. 2703466

Date 04/18/2016

PAY \*\*\*\*\*\$126,210.63\*\*\*\*\*

DOLLARS \$\*\*\*\*\*126,210.63

Escrow Trust Bank Account  
VOID AFTER 180 DAYS

Re:

TO THE ORDER OF City of La Crosse, a municipal corporation  
400 La Crosse Street  
La Crosse, WI 54601

*M. Cread*

THE FACE OF THIS DOCUMENT INCLUDES A HIDDEN WORD - DO NOT CASH IF THE WORD VOID IS VISIBLE

⑈ 103218084 ⑈ ⑆ 122241255 ⑆ 3010320000 ⑈

**WARNING** DO NOT CASH THIS CHECK WITHOUT NOTING SECURITY FEATURES ON FRONT AND BACK.

ENDORSE HERE

**NOTE** THE ABOVE LINES ARE COMPOSED OF MICRO TYPE CONTAINING THE WORD "SAFE". CHECK WITH MAGNIFIER.

PLACE FORM ON FLAT SURFACE. RUB AREA FIRMLY AND RAPIDLY WITH FINGER STRIP MUST DISAPPEAR AND REAPPEAR FOR DOCUMENT TO BE AUTHENTIC.

DO NOT WRITE OR SIGN BELOW THIS LINE

 The security features listed below, as well as those not listed, exceed industry guidelines.

**Security Features:**

Microprinted Endorsement Line      Small type in endorsement line appears as dotted line when photocopied.

Warning Band:      Alerts handler the document contains security features.

True Watermark:      Indicates document originality can not be photocopied.



**First American**

First American Title Insurance Company  
2850 Midwest Drive, Suite 103  
Onalaska, WI 54650  
Phone: (608)784-8888  
Fax: (866)816-9620

STATE OF WISCONSIN )  
 )SS  
COUNTY OF LA CROSSE )

**AFFIDAVIT BY OWNER**

ORDER NO. 2703466 - 633

The undersigned owner, being duly sworn, deposes and says:

1. OWNERSHIP:

That the undersigned is an owner of the real estate which is described in the above referenced commitment and located at Luoyang Avenue, La Crosse, WI 54601 (hereinafter called "the property").

2. SURVEY MATTERS AND ADVERSE POSSESSION:

That there is no encroachments of fences, buildings or other improvements to the property, onto any easement or onto adjoining property, and no encroachments of any fences, buildings or other improvements of adjoining premises onto the property and there are not any unrecorded easements, party walls, agreements, or rights-of-way which affect the property except as shown on the survey prepared by N/A, dated N/A - none.

3. CONSTRUCTION LIENS: (Check one)

That during the last six months, no work has been done and no materials have been furnished in connection with the improvement of said property. That there are no uncompleted buildings, structures or other improvements situated thereon;

Work has been done and/or material furnished to the property in the approximate total of \$ \_\_\_\_\_ and said work was completed on \_\_\_/\_\_\_/\_\_\_\_. All work has been fully paid for and there are no claims or disputes regarding same. Attached is a complete list of all persons, firms or corporations which have furnished any labor or material from the beginning of construction. The full waivers of lien for every party having provided services, labor or material to the property are attached hereto and such waivers of lien are true, correct and are signed by the respective parties whose names appear on them. There is no basis on which any of the waivers may be contested or defeated.

OCCUPANCY:

4. That to owner's knowledge, the property is at present used as:

1-4 Family Residential     Retail/Office     Manufacturing     Vacant Land  
 Apartment Complex     Farm     Mixed Use     Other Commercial

and that these parties occupy the property:

vacant lot

(Owner, Tenants)

and the following leases affect the property:

none

5. That since the effective date of the commitment referenced above, owner has not filed bankruptcy, received notice of any pending cause of action, conveyed or encumbered the property or is currently a party to any action that could result in the filing of any judgment or lien against the property.

6. Exceptions to above statements:

none

This Affidavit is given to induce **First American Title Insurance Company** to issue its policies of title insurance. The undersigned hereby indemnifies **First American Title Insurance Company** against any loss caused by the existence of matters listed above known to the undersigned and not disclosed by this Affidavit, plus any cost, expenses, or liability, including attorney fees, arising from the enforcement of this indemnification.

Owner:

City of La Crosse, a municipal corporation

By: *Lewis Kuhlman*

Name: Lewis Kuhlman

Title: Associate Planner

By: \_\_\_\_\_

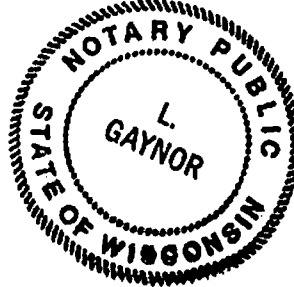
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Subscribed and sworn to before me on this 15 day of April, 2016.

Notary Public *L. Gaynor*

My Commission Expires: November 22, 2019



Electronic Real Estate Transfer Receipt



43CNN

Wisconsin Department of Revenue  
Instructions

- 1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
- 2. Mail or deliver the following items:

**La Crosse County Register of Deeds, 400 N 4TH ST, RM 1220, LA CROSSE, WI 54601-3227**

- This receipt page and a transfer fee of \$0.00
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

**Receipt 43CNN. Filed April 13, 2016, 10:50 AM - La Crosse County. Conveyance date 2016-04-15.**

Value transferred	<b>\$126,441</b>	Transfer fee	<b>\$0.00</b>
Value subject to fee	<b>\$0</b>	Fee exemption number	<b>2</b>

**Grantors** City of La Crosse, a Wisconsin municipal corporation

**Grantees** Jimmy's Inc.; DeBoer, James; DeBoer, Donna J

**Tax bill address** Jimmy's Inc., 2206 Krause Rd, Onalaska, Wisconsin 54650

**Property Location** Lot 26 - La Crosse International Business Park (City of La Crosse)

**Parcels** 17-10687-260

**Legal description** Lot Twenty-six (26) of La Crosse International Business Park, a subdivision in the City of La Crosse, La Crosse County, Wisconsin.

**Grantor responsibilities:** Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

**Grantee responsibilities:** Grantees assert that this property is not a primary residence, and that the property is not subject to weatherization standards with exclusion code "W-7".

**Preparer** Brenda Buddenhagen - Paralegal, City of La Crosse, 608-789-7380, [buddenhagenb@cityoflacrosse.org](mailto:buddenhagenb@cityoflacrosse.org)

**Grantor agent** Jason Gilman - Planning Department - City of La Crosse, 608-789-7512, [gilmanj@ciytoflacrosse.org](mailto:gilmanj@ciytoflacrosse.org)

**Grantee agent** James DeBoer, 608-784-8866, [jlm@deboerpc.com](mailto:jlm@deboerpc.com)

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: [revenue.wi.gov/retr/index.html](http://revenue.wi.gov/retr/index.html), or contact your County Register of Deeds. To locate your Register of Deeds, visit: [wrdaonline.org](http://wrdaonline.org). Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

Penalties imposed under the following Wisconsin Statutes or Administrative Code:  
Using an improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.;  
weatherization claim - sec. 101.122(7), Wis. Stats, ch. SPS367.08, Wis. Adm. Code; improperly claiming lottery and gaming  
credit as primary residence - chapter tax 20.12, Wis. Adm. Code.





**First American Title Insurance Company**

2850 Midwest Drive, Suite 103 • Onalaska, WI 54650

Office Phone:(608)784-8888 Office Fax:(866)816-9620

**Seller's Final Settlement Statement**

**Property:** Luoyang Avenue, La Crosse, WI 54601  
Lot: 26

**File No:** 2703466  
**Officer:** Lauren Gaynor/LG  
**Settlement Date:** 04/15/2016  
**Disbursement Date:** 04/15/2016  
**Print Date:** 04/13/2016, 11:30 AM

**Buyer:** Jimmy's Inc.; James DeBoer, Sr.; Donna J. DeBoer  
**Address:** 2206 Krause Road, Onalaska, WI 54650  
**Seller:** City of La Crosse, a municipal corporation  
**Address:** 400 La Crosse Street, La Crosse, WI 54601  
**Lender:** State Bank Financial  
**Address:** 401 Main St, PO Box 159, La Crosse, WI, 54601  
**New Loan No.:** None Given

Charge Description	Seller Charge	Seller Credit
<b>Consideration:</b>		
Sale Price of Property		126,441.13
<b>Title/Escrow Charges to:</b>		
Owner's Policy to First American Title Insurance Company	230.50	
	<b>Cash (X To) ( From) Seller</b>	
	126,210.63	
<b>Totals</b>	126,441.13	126,441.13

**SELLER(S):**

City of La Crosse, a municipal corporation

By: *Lewis Kuhlman*  
Name: Lewis Kuhlman  
Title: Associate Planner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

First American Title Insurance Company

By: *Lauren Gaynor*  
Lauren Gaynor