

CHECK REQUEST Week of 5/6/2021

Project 1641-02-22
 City of La Crosse, South Avenue
 USH 14- Green Bay St to Ward Ave
 La Crosse County, La Crosse, WI

Please mail these checks to:
 Jill Noel
 WisDOT
 3550 Mormon Coulee Rd
 La Crosse, WI 54601

173	\$78,788.96	John Loberg 326-5 Shore Acres Rd La Crescent, MN 55947	Warranty Deed TOTAL BUYOUT
173	\$102,140.96	Merchants Bank, N.A. Attn: Loan Servicing 102 East Third St PO Box 248 Winona, MN 55987	Mortgage Payoff
173	\$52.39	City of La Crosse Utilities PO Box 1388 c/o Utilities Office La Crosse, WI 54602	Final Water/Sewer/Storm Sewer
173	\$55,000.00	Lamar Outdoor Advertising 1329 Interchange Place La Crosse, WI 54603	Billboard
173	\$1,453.66	City of La Crosse City Treasurer 400 La Crosse St La Crosse, WI 54601	Last Year's Property Taxes
Total	\$237,435.97		

Submitted by *Jill Noel* WisDOT Date 5/5/2021

CLOSING STATEMENT

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

Transferor / Property owner name and address	Transferee	
S & J Loberg, LLC 326-5 Shore Acres Rd, La Crescent, MN 55947	City of La Crosse	
	Due Property Owner	Deductions
Agreed upon purchase price	\$238,575.00	XXXXXXXXXX
1st mortgage release Amount \$ <u>102,140.96</u>	\$	\$102,140.96
2nd mortgage release Amount \$ <u>0.00</u>	\$	\$0.00
Land contract payment Amount \$ <u>0.00</u>	\$	\$0.00
Tax proration for year <u>2021</u> , prorated from <u>05/24/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>2,907.31</u> (attach Form RE1616) Proration of \$1,139.03 + Due yet from last year \$1,453.66 = \$2,592.69	\$0.00	\$2,592.69
Delinquent taxes for years	\$	\$0.00
Special assessments unpaid, delinquent and future (Form RE1616)	\$	
Final water and/or sewer service charges- City of La Crosse \$8.59+\$43.80=\$52.39	\$	\$52.39
Rent prorated, if tenant occupied	\$	\$0.00
LP <u>0.000</u> gals./ \$ <u>0.00</u> Fuel oil <u>0.000</u> gals./ \$ <u>0.00</u>	\$	\$0.00
Retention of improvements - list (if none, so state) \$ <u>0.00</u>	\$	\$0.00
	\$ <u>0.00</u>	\$0.00
Other: <u>The Lamar Co. L.L.C. (Billboard)</u>	\$0.00	\$55,000.00
TOTAL DUE	\$238,575.00	\$159,786.04
Less deductions	\$159,786.04	XXXXXXXXXX
Balance due property owner	\$78,788.96	XXXXXXXXXX
	<hr style="border: 1px solid black;"/>	
1st installment	\$0.00	
2nd installment	\$0.00	
3rd installment	\$0.00	
Total settlement due property owner	\$78,788.96	

This statement is accepted as correct.

Signature Date

Closing Agent (Jill Noel) Date

Signature Date

Signature Date



Project ID
1641-02-22

County
La Crosse

Parcel No.
173

**Transaction Over \$600
IRS 1099-S Purposes**

OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
S & J Loberg, LLC	XXXX-XX-XX	\$183,575.00
Total compensation attributable to real estate		\$183,575.00

DISPOSITION OF REAL ESTATE TAXES

RE1616 04/2020

City of La Crosse

Attach this form to each copy of Closing Statement, Deed or Award, but do not record.

Owner name S & J Loberg, LLC	Total tax \$ 2,907.31
Tax key 17-50057-140	Assessed land value \$ 49,500.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 66,800.00
County La Crosse	Total assessed value \$ 116,300.00
Conveyance date 05/24/2021	Mill (tax) rate (carry to 5 places) \$ 0.02500 per \$ of assessed value

Note: In all cases, use previous year or current year amounts (if available)

Mill Rate:	Total tax ÷ Total assessed value \$ <u>2,907.31 / 116,300.00</u>	=	Mill rate (carry to 5 places) \$ <u>0.02500</u>
<input checked="" type="checkbox"/>	A. Total Acquisition		
	Total tax ÷ 365 \$ <u>2,907.31/365</u>	x	Days elapsed from January 1 st to conveyance date <u>143</u> days <i>* Transfer amount to Closing Statement as deduction from purchase price</i>
		=	Owner's share tax \$ <u>1,139.03</u> *
	B. Partial Acquisition		
	Tax on Land Acquired		
	<i>Step #1 - Land assessment</i> \$	x	Mill rate (carry to 5 places) \$
		=	Land tax \$
	<i>Step #2 - Acquisition area ÷ Total property area (both from appraisal)</i> /	=	% of land acquired (carry to 3 places) %
	<i>Step #3 - Land tax</i> \$	x	% of land acquired %
		=	Land prorated tax \$
	Tax on Improvements (Buildings, etc.) Acquired		
	<i>Step #1 - Value of improvements acquired ÷ Value of all improvements (both from appraisal)</i> \$ /	=	% of improvement value acquired (carry to 3 places) %
	<i>Step #2 - Assessed value of all improvements</i> \$	x	Mill rate \$
		=	Improvements tax \$
	<i>Step #3 - Improvements tax</i> \$	x	% of improvement value acquired %
		=	Improvements prorated tax \$
	Taxes to be Prorated		
	Land \$	+	Improvements \$
		=	Total prorated tax \$
	Agency's Prorated Tax		
	Days remaining from conveyance date to year end ÷ 365 /365	x	Total prorated tax \$
		=	Agency's Prorated Share \$ ** <i>** Transfer amount to Closing Statement as addition to purchase price</i>

Project ID 1641-02-22

Parcel No. 173

3207 SOUTH AVE LA CROSSE

Parcel: 17-50057-140
 Internal ID: 36342
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.138
 Township: 15
 Range: 07
 Section: 08

Abbreviated Legal Description:

SALZERS HEIGHTS ADDITION PRT LOTS 11 & 12 BLOCK 2 COM NE COR LOT 11 S0D32MW ALG W LN EAST AVE 16.3FT TO POB CONT S0D32MW ALG W LN 125.1 FT TO SE COR LOT 12 N43D33MW 112.4FT ALG NE LN SOUTH AVE N45D57ME 49.8FT N2D18MW 7.25 FT N87D42ME 43.05FT TO POB LOT SZ: IRR 557/370

Property Addresses:

Street Address	City(Postal)
3207 SOUTH AVE	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
S & J LOBERG LLC	Owner	326-5 SHORE ACRES RD	LA CRESCENT	MN	55947

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N
0035	LA CROSSE TIF 15	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 10	
2012 + VOTING WARDS	2012+ Ward 23	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	RETAIL	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:**Billing Information:**

Bill Number: 11887

Billed To:

S & J LOBERG LLC
326-5 SHORE ACRES RD
LA CRESCENT MN 55947

Total Tax: 2977.31

Payments Sch.

1-31-2021	796.82
3-31-2021	726.83
5-31-2021	726.83
7-31-2021	726.83

Tax Details:

Assessed:	Land Val. 49500	Improv Val. 66800	Total Val. 116300	Assessment Ratio 0.867962042	Mill Rate 0.025607710
Fair Market:	57000	77000	134000	School Credit:	221.12
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 425.7100	\$ 438.8800	3.1000
Local Municipality			\$ 1208.0000	\$ 1235.5600	2.3000
LA CROSSE SCHOOL			\$ 1166.6800	\$ 1116.1900	-4.3000
WTC			\$ 182.6700	\$ 187.5400	2.7000

Credits:

First Dollar Credit:	70.86
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	0.00
Special Charges:	70.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 2977.31

Paid in the first installment with taxes January 2021

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/28/2021	872621	0	\$ 796.82	1/2021
Payment to Local Municipality	3/31/2021	882702	0	\$ 726.83	3/2021
Totals:				\$ 1523.65	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2020	0.138	49500	66800	116300	4/23/2020

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
605	428	879828	2/3/1978	WD PRIOR 9-1-81

Volume Number	Page Number	Document Number	Recorded Date	Type
668	408	922227	10/19/1981	Land Contract
676	418	927303	6/8/1982	Warranty Deed
1636	179	1317879	8/1/2002	Warranty Deed
0	0	1681821	9/15/2016	SHERIFF'S DEED
0	0	1682779	10/3/2016	Warranty Deed
0	0	1686883	12/16/2016	Quit Claim Deed
0	0	1689157	2/6/2017	Quit Claim Deed

Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2020	11887	\$2,977.31	\$1,523.65	\$0.00	\$0.00	\$1,453.66

Permits Information:

Municipality: City of La Crosse
 Property Address: 3207 SOUTH AVE

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

Computer Number: 17-50057-140
Current Owner: S J LOBERG LLC,

Property Description
Municipality: City of La Crosse
Property Address: 3207 SOUTH AVE
Section-Township-Range 08-15 N-07
Totals Acres: 0.1380
SALZERS HEIGHTS ADDITION PRT LOTS 11 & 12
BLOCK 2 COM NE COR LOT 11 S0D32MW ALG W LN
EAST AVE 16.3FT TO POB CONT S0D32MW ALG W LN
125.1 FT TO SE COR LOT 12 N43D33MW 112.4FT ALG

Tax Year - Type: 2020 - Annual Bill

Bill No: 11887

Account Status
Postponed Bankrupt Agreement

Last Transaction Date: 3/31/2021
Last Transaction Amount: -726.83

Original Bill Sent To:

S J LOBERG LLC
326-5 SHORE ACRES RD
LA CRESCENT MN 55947

Assessed: Land Value: 49,500 Improvement Value: 66,800 Total Value: 116,300
Fair Market: 57,000 77,000 134,000
Mill Rate: 0.025607710
Ratio: 0.8680

Payment

Accumulated Receipt Totals: 0.00

Summary Transaction Detail Notes Specials Woodlands Lottery Status

Payment Schedule	
1/31/2021	796.82
3/31/2021	726.83
5/31/2021	726.83
7/31/2021	726.83
Total:	2977.31

Gross General:	2978.17		
Lottery Credit:	0.00		
First Dollar Credit:	(70.86)		
Net General:	2907.31	Paid: 1453.65	Balance: 1453.66
Specials:	70.00	70.00	0.00
MFL/PFC:	0.00	0.00	0.00
Interest:	0.00	0.00	0.00
Penalty:	0.00	0.00	0.00
Totals:	2977.31	1523.65	1453.66



5/3/2021

Note number 46012810
Short name LOBERG JOHN T Payoff year base ACT/360
Payoff good thru 5-24-2021

Table with 2 columns: Description and Amount. Rows include Payoff date (5-24-21), Net payoff (102,022.21), Principal amount (101,458.27), Interest due (563.94), Late fees due (.00), Unpaid insurance (.00), Escrow balance (.00), Payoff interest per day (12.259540), Unapplied funds (.00), Unpaid loan fees (.00), Total of other rebates (.00).

Attention: Sarah Danielson / MB La Crescent
Email: smdanielson@merchantsbank.com

Table with 2 columns: Fee Type and Amount. Rows include NET PAYOFF (102,022.21), TAXES (00.00), INSURANCE (00.00), PMI FEE (00.00), LATE FEE (00.00), FAX FEE (00.00), SAT FEE (118.75).

FROM: Becki
Merchants Bank
Loan Servicing Representative
Merchants Bank, N.A.
1-800-765-2194
Fax: 507-457-1181

Summary row: PAYOFF \$102,140.96

WIRING INSTRUCTIONS

Merchants Bank, N.A.
Routing: 091900193
Account: 10274716

Thank you!

Please be sure to include the name and loan number in the notes/comments of the wire.

Property: 4039 Colfax Ave N, MPLS MN 55412
3207 South Ave, La Crosse Wi 54601 w/
asgn of rents dtd 09/30/16

MAIL PAYOFF TO: Merchants Bank, N.A.
Attn: Loan Servicing
102 East Third Street
PO Box 248
Winona, MN 55987



City of La Crosse Utilities
Water - Sewer - Storm

PO Box 1388
 c/o Utilities Office
 La Crosse WI 54602
 608 - 789 - 7536

Office Hours
 Monday - Friday
 8:00 am - 4:00 pm
www.cityoflacrosse.org

Service Address: 3207 SOUTH AVE

Billing Date	Account Number
04/30/2021	4001018-02
Due Date	Amount Due
Due Upon Receipt	\$8.59

JOHN T LOBERG
 326 SHORE ACRES RD
 LA CRESCENT MN 55947

If the bill is not paid by the due date, a penalty of 1% will be applied each month on any unpaid balance.

Please check here if your name or address has changed and make corrections above.

FINAL BILL



Please return this portion with your payment. THANK YOU.

Billing Date	Account Number	Customer Name	Service Address	Tax Parcel #			
04/30/2021	4001018-02	JOHN T LOBERG	3207 SOUTH AVE	17-50057-140			
Meter Size	Rdg From Date	Rdg To Date	Days	Begin Rdg	End Rdg	Usage	Units: (1 Ccf=748 Gallons)
ERU's	2	SWU Exemption %		SWU Credit %		User Type	

Billing Summary	
Previous Balance as of 04/01/2021	\$26.96
Late Fees For Previous Billing	
Payments Received	(\$26.96)
Adjustments	
Current Charges	\$8.59
Total Amount Due:	\$8.59
Message Area	

Activity Summary	
Storm Water	\$8.59

Note: Fixed charges are based on the meter size and are charged each quarter even if there is no water consumed. For further details on rates and billing visit www.cityoflacrosse.org

Payment Options

Payment Services Network (PSN):
 - Accepts eCheck/Savings and credit cards
 - Online (pay/view): www.cityoflacrosse.org/paymyutilitybill
 - Touchtone or Call Center: 1-877-885-7968
 - Mobile: Download the free application "PSN Payments"
 City Treasurer - 1st Flr City Hall or Red Drop Box in parking lot
 - Accepts cash, check, Credit Card or money order payable to:
 City Treasurer, PO Box 1388, La Crosse, WI 54602

City of La Crosse Utilities
Water - Sewer - Storm

Office Hours
 Monday - Friday
 8:00 am - 4:00 pm

400 La Crosse St, 5th Floor
 Phone: 608 - 789 - 7536
 Email: utilities@cityoflacrosse.org

Due Date	Amount Due
Due Upon Receipt	\$8.59

If the bill is not paid by the due date, a penalty of 1% will be applied each month on any unpaid balance.

Keep this portion for your records.



City of La Crosse Utilities
Water - Sewer - Storm

PO Box 1388
 c/o Utilities Office
 La Crosse WI 54602
 608 - 789 - 7536

Office Hours
 Monday - Friday
 8:00 am - 4:00 pm
www.cityoflacrosse.org

Service Address: 3207 SOUTH AVE

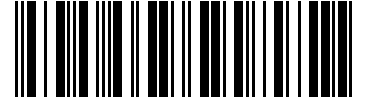
Billing Date	Account Number
04/30/2021	1020210-03
Due Date	Amount Due
Due Upon Receipt	\$43.80

JOHN T LOBERG
 326 SHORE ACRES RD
 LA CRESCENT MN 55947

If the bill is not paid by the due date, a penalty of 1% will be applied each month on any unpaid balance.

Please check here if your name or address has changed and make corrections above.

FINAL BILL



Please return this portion with your payment. THANK YOU.

Billing Date	Account Number	Customer Name	Service Address	Tax Parcel #			
04/30/2021	1020210-03	JOHN T LOBERG	3207 SOUTH AVE	17-50057-140			
Meter Size	Rdg From Date	Rdg To Date	Days	Begin Rdg	End Rdg	Usage	Units: (1 Ccf=748 Gallons)
5/8"	3/2/2021	4/30/2021	59	56	61	5	CCF
ERU's	SWU Exemption %	SWU Credit %	User Type				

Billing Summary	
Previous Balance as of 04/01/2021	\$57.68
Late Fees For Previous Billing	
Payments Received	(\$57.68)
Adjustments	
Current Charges	\$43.80
Total Amount Due:	\$43.80

Activity Summary	
Water Usage	\$5.70
Water Fixed	\$15.11
Public Fire	\$5.66
Sewer Usage	\$7.60
Sewer Fixed	\$9.73

Note: Fixed charges are based on the meter size and are charged each quarter even if there is no water consumed. For further details on rates and billing visit www.cityoflacrosse.org

Message Area

Payment Options

Payment Services Network (PSN):
 - Accepts eCheck/Savings and credit cards
 - Online (pay/view): www.cityoflacrosse.org/paymyutilitybill
 - Touchtone or Call Center: 1-877-885-7968
 - Mobile: Download the free application "PSN Payments"
City Treasurer - 1st Flr City Hall or Red Drop Box in parking lot
 - Accepts cash, check, Credit Card or money order payable to:
 City Treasurer, PO Box 1388, La Crosse, WI 54602

City of La Crosse Utilities
Water - Sewer - Storm

Office Hours
 Monday - Friday
 8:00 am - 4:00 pm

400 La Crosse St, 5th Floor
 Phone: 608 - 789 - 7536
 Email: utilities@cityoflacrosse.org

Due Date	Amount Due
Due Upon Receipt	\$43.80

If the bill is not paid by the due date, a penalty of 1% will be applied each month on any unpaid balance.

Keep this portion for your records.

Noel, Jill - DOT

From: jsbolt@charter.net
Sent: Tuesday, July 28, 2020 3:33 PM
To: Noel, Jill - DOT
Subject: Fw: Lamar Billboard Letter
Attachments: John Loberg Letter Signed.pdf

I agree with lamar on the money split for the bill boards
thanks,
john

From: "John Loberg"
To: "Stephanie Loberg"
Cc:
Sent: Tuesday July 28 2020 3:15:34PM
Subject: Fw: Lamar Billboard Letter

From: Jordan Tredinnick <jtredinnick@lamar.com>
Sent: Tuesday, July 28, 2020 1:15 PM
To: John Loberg <JLoberg@rusdaviswholesale.com>
Subject: Lamar Billboard Letter

Sorry For the delay. Please let me know if the DOT needs any different wording or anything else.

Thanks,

--

Jordan Tredinnick
Real Estate Manager



1329 Interchange Place
La Crosse, WI 54603

Main: 608-433-2294
Fax: 608-782-1944



1329 Interchange Place
La Crosse, WI 54603

P: 800-658-9095

O: 608.784.8200

F: 608.782.1944

W: lamar.com/lacrosse

TO: JOHN LOBERG
FROM: LAMAR OUTDOOR ADVERTISING C/O REAL ESTATE MANAGER JORDAN TREDINNICK
DATE: WEDNESDAY JULY 22ND, 2020
SUBJECT: LAMAR LEASE #431-6221-01 SOUTH AVENUE BILLBOARD

Dear John Loberg:

Per the conversations we have had the past few months, Lamar Outdoor Advertising has agreed to give you \$3,800.00 of the total Billboard sign and Structure amount from the Government taking. Lamar will be receiving \$55,000.00 of the total and John Loberg should receive \$3,800.00 of the total. If there are any questions please let me know.

Thanks,

Jordan Tredinnick

Lamar Outdoor Advertising

608-433-2294

jtredinnick@lamar.com

ADMINISTRATIVE REVISION

RE1592 11/2018

Property Type Business	Property Net Size 0.129 Acres	Fee Acquired 0.129 acres	Other Interests
---------------------------	----------------------------------	-----------------------------	-----------------

Brief description of size, shape, effect of acquisition on property

Total acquisition of property.

COMPARISON OF DAMAGES

ITEM	OFFERING PRICE	OWNER APPRAISAL	ADMIN REVISION
Appraiser Name	Todd Wojciuk	Midwest Professional Appraisal, LLC	
Before Value	\$206,900.00	\$220,000.00	\$0.00
After Value	\$0.00	\$0.00	\$0.00
Land	\$148,100.00	\$194,764.00	\$179,775.00
Other	\$58,800.00	\$25,000.00	\$58,800.00
Appraiser Rounding		\$236.00	
TOTAL DAMAGES	\$206,900.00	\$0.00	\$238,575.00

Justification for administrative increase (Attach additional pages if necessary.)

After reviewing the WisDOT appraisal and the Owner's Appraisal based on the comparables used and the square footage for the land and buildings, the value of \$85 per square foot up from the original \$70 per square foot seems more fair. One comparable was the same but the owner's appraiser used a newer, more relevant comparable to justify the value of \$92 per square foot.

Administrative Revision	
\$238,575.00	
Approved Offering Price	
\$206,900.00	
Variance Amount	Percent Increase
\$31,675.00	15.31 %

Jill Noel

8/6/2020

Negotiator
Jill Noel

Cory Schlager

8/6/2020

Approving Authority
Cory Schlager

[Signature] 8.6.20

Approving Authority
City of La Crosse



Q J 8 1 7 5 4 9

Project ID
1641-02-22

Owner(s)
S & J Loberg, LLC

Parcel No.
173

WARRANTY DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 10/2018

THIS DEED, made by **S & J Loberg, LLC, a limited liability corporation under the laws of Wisconsin** GRANTOR, conveys and warrants the property described below to the **City of La Crosse, GRANTEE**, for the sum of **Two Hundred Thirty Eight Thousand Five Hundred Seventy Five and 00/100 Dollars (\$238,575.00)**.

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: **Merchants Bank, National Association, Crazy Dave's Auto Repair, The Lamar Company, L.L.C.**

This is not homestead property.

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

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50057-140

In executing this document, the undersigned affirms that he/she is a (~~member~~)(manager) of S & J Loberg, LLC, a limited liability corporation under the laws of Wisconsin, and is duly authorized by the company to execute this document.

(~~member~~)(manager) of S & J Loberg, LLC, a limited liability corporation under the laws of Wisconsin

Name John Loberg Date 4.28.21
Signature _____

Print Name John Loberg

(~~member~~)(manager) of S & J Loberg, LLC, a limited liability corporation under the laws of Wisconsin

Name Stephanie Loberg Date 4-28-2021
Signature _____

Print Name Stephanie Loberg

Date 4/28/2021

State of Wisconsin)
LaCrosse County) ss.

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

Signature, Notary Public, State of Wisconsin
Jill Noel

Print Name, Notary Public, State of Wisconsin
Jill Noel

Date Commission Expires 8/24/2022



Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
173

Dave Willette 4-28-21
Signature Date

4/28/2021
Date

State of Wisconsin

La Crosse)
County ss.

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

Bill Noel
Signature, Notary Public, State of Wisconsin

Bill Noel
Print Name, Notary Public, State of Wisconsin

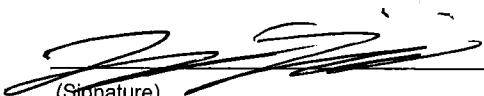
8/24/2022
Date Commission Expires

Crazy Dave's Auto Repair-Dave Willette
Print Name

In executing this document, the undersigned affirms that he/she is a (member)(manager) of The Lamar Company, L.L.C., and is duly authorized by the company to execute this document.

The Lamar Company, L.L.C.

(member)(manager) of The Lamar Company, L.L.C.

 _____
(Signature) (Date)


Jordan Tredinnick
(Print Name)

4/20/2021

(Date)

State of Wisconsin)
LaCrosse County) ss.

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

 _____
(Signature, Notary Public, State of Wisconsin)

Charlene Herold
(Print or Type Name, Notary Public, State of Wisconsin)

11-29-2023
(Date Commission Expires)



LEGAL DESCRIPTION

Parcel 173 of Transportation Project Plat 1641-02-22 – 4.06 recorded in volume TPP CAB of Transportation Project Plats, Page 98B, as Document No.1730301, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 173 consist of:

FEE simple

Also included herein is all right, title and interest in and to the following: a permitted or nonconforming billboard identified in WisDOT records as OASIS #2085 now existing on the property. The Lamar Company, L.L.C. joins in this conveyance to transfer and warrant all right, title, and interest in and to the existing sign site and structure on the property and any and all real estate interests related to it, including but not limited to, any permit for, or nonconforming rights, in the sign. The Lamar Company, L.L.C. makes no other warranty nor representation of any kind or nature whatsoever in this transaction or with respect to what is being conveyed by virtue of this Warranty Deed, including but not limited to with respect to title of the property.