Project ID: 1641-02-22/La Crosse



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: Sonja Stock (sonja@knightbarry.com) Completed on:7/20/15 5:43 pm

> Last Revised on:11/11/20 1:52 pm Printed on:11/11/20 1:54 pm

File Number: 767768

Applicant Information

Tracy Pearson
Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601

Sales Representative:Craig Haskins

Property Information

(Note: values below are from the tax roll)

Effective Date: 11/06/2020 at 8:00 am

Owner(s) of record: Johnnie's Bar and Restaurant of La Crosse, Inc.

Property address:Lands along South Avenue, La Crosse, WI 54601 (Note: Please see included tax bill for mailing address.)

Legal description: Lot 5 in Block 18 of E.D. Clinton and Blackwell's Addition, lying Southeasterly of the Southeasterly line of South Avenue. Said land lying and being in the City of La Crosse, County of La Crosse and State of Wisconsin. EXCEPTING the South 38 feet thereof.

Tax Key No: 17-50028-110

Mortgages / Leases / Land Contracts / UCC

None

Easements / Restrictions & Other Encumbrances

Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated.

Easements, restrictions and other matters shown on the Transportation Project Plat No. 1641-02-22-4.04, recorded September 5, 2019, as Document No. 1730299.

Easements, restrictions and other matters shown on the Transportation Project Plat No. 1641-02-22-4.04 Amendment No. 1, recorded December 13, 2019, as Document No. 1737924. Along with Affidavit of Correction recorded January 30, 2020, as Document No. 1740286. Along with Affidavit of Correction recorded February 27, 2020, as Document No. 1741536.

Easements, restrictions and other matters shown on the Transportation Project Plat No. 1641-02-22-4.04 Amendment No. 2, recorded January 30, 2020, as Document No. 1740283. Along with Affidavit of Correction recorded February 27, 2020, as Document No. 1741535.

Judgments / Liens

State Tax Lien filed February 21, 1990 and docketed on February 21, 1990 in favor of Dept of Revenue against Johnnie's Bar & Restaurant of La Crosse, 2620 South Avenue, La Crosse, WI 54601 in the amount of \$227.42, Case No. 1990-TW-124.



Project ID: 1641-02-22/La Crosse



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: Sonja Stock (sonja@knightbarry.com) Completed on:7/20/15 5:43 pm

Last Revised on:11/11/20 1:52 pm Printed on:11/11/20 1:54 pm

File Number: 767768

General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

Taxes for the Year 2019 in the amount of \$84.32, and all prior years are paid.

Storm, sewer, drainage and sanitary district assessments, if any.

Other Matters

None

Footnotes

Johnnie's Bar and Restaurant of La Crosse, Inc., may have been dissolved pursuant the Wisconsin Department of Financial Institutions on August 19, 1993.

This report is intended for the purposes of causing the Property to become a public right of way for road purposes. Consult the Company before using for any other purposes.

Copies of Chain of Title and Document Nos. 1730299, 1737924, 1740283, 1740286, 1741535 and 1741536 are attached.

In accordance with applicant's request, we have made a search of the records in the various public offices of La Crosse County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, Knight Barry Title Solutions Inc., and Knight Barry Title Connect Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



SOUTH AVE LA CROSSE

Parcel: 17-50028-110

Internal ID: 48669

Municipality: City of La Crosse

Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.013
Township: 15
Range: 07
Section: 08

Abbreviated Legal Description:

E D CLINTON AND BLACKWELLS ADDITION LOT 5 BLOCK 18 LYG S OF SOUTH AVE EX S 38FT LOT SZ: 622 SF +/-

Property Addresses:

Street Address City(Postal)
SOUTH AVE LA CROSSE

Owners/Associations:

Relation Mailing Address State Zip Code Name City 54624-9747 JOHNNIES BAR AND RESTAURANT Owner RR 1 BOX V28 DE SOTO WI THERESA ZIMMERMAN In Care Of 3501 EAST AVE S LA CROSSE 54601-8083 WI

Districts:

Code Description Taxation District

2849 LA CROSSE SCHOOL Y
5 Book 5 N

Additional Information:

Code Description Taxation District

2012+ VOTING SUPERVISOR 2012+ Supervisor District 11

2012 + VOTING WARDS 2012+ Ward 22

POSTAL DISTRICT LACROSSE POSTAL DISTRICT 54601

Use VACANT LOT

Lottery Tax Information:

Lottery Credits Claimed: 0

Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 11582

Billed To:

JOHNNIES BAR AND RESTAURANT

C/O THERESA ZIMMERMAN 3501 ESAT AVE S APT 3 LA CROSSE WI 54601-8083

Total Tax:

79.52

Payments Sch.

1-31-2020 79.52 7-31-2020 0.00

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.920960166
Assessed:	3100	0	3100	Mill Rate	0.025649683
Fair Market:	3400	0	3400	School Credit:	6.01
Taxing Jurisdiction:			2018 Net Tax	2019 Net Tax	% of Change
STATE OF WISCO	NSIN		\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 12.7900	\$ 11.3500	-11.3000
Local Municipality			\$ 37.3500	\$ 32.2000	-13.8000
LA CROSSE SCHO	OOL		\$ 34.7300	\$ 31.1000	-10.5000
WTC			\$ 5.5500	\$ 4.8700	-12.3000

Credits:

First Dollar Credit: 0.00 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: 79.52

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk#	Total Paid	Post Date
Payment to Local Municipality	5/28/2020	840235	0	\$ 84.32	5/2020
			Totals:	\$ 84.32	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2019	0.013	3100	0	3100	4/4/2012

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
540	178	831022	7/3/1973	WD PRIOR 9-1-81
638	566	903284	12/11/1979	WD PRIOR 9-1-81
641	294	0	4/22/1999	
646	223	908098	6/27/1980	QCD PRIOR TO 9-1-81
784	939	989959	2/26/1987	Quit Claim Deed

11/5/2020

Volume Number Page Number Document Number Recorded Date Type 866 574 1035780 4/18/1990 SHERI

866 574 1035780 4/18/1990 SHERIFF'S DEED 880 876 1044139 11/5/1990 Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse Property Address: SOUTH AVE

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

Description Per. # Applicant Name Status Status Date Activity

History Information:

Parent Parcel(s)

The parcel(s) below were used to create the parcel currently being viewed.

 Parcel Parent
 Internal ID
 Date

 17-50028-110
 36027
 4/22/1999

Child Parcel(s)

There are no child parcels for this property.

Civil judgment details

Delinquent tax warrant

County Case number

Dept. of Revenue vs. Johnnie's Bar & Restaurant of La Crosse La Crosse 1990TW000124

Judgment/lien date **Total amount** Type of tax

02-21-1990 \$227.42

Date and time docketed Service/event date Warrant number

034876-000-0 02-21-1990 at 04:00 pm

Satisfaction Date **Judgment status**

No

Property/remarks

Judgment parties

Party type	Name	Dismissed	Status	Address	Attorney name
Creditor	Dept. of Revenue	No	Active		
Debtor	Johnnie's Bar & Restaurant of La Crosse	No	Active	2620 South Ave, La Crosse, WI 54601	

Costs / amounts

Description	Amount	
Tax	\$227.42	

831022

VCL 540 PAGE 178

This Deed, made between John J.Stephan a/k/a Johnnie Stephan, and Arleen Stephan, his wife,	JUL 3 1973
and Duane F. Kromke and Jennie L. Kromke, his wife, Grantee.	EVERETTE B. RUNGE SERVICES OF BEERS
Witnesseth, That the said Grantor for a valuable consideration	RETURN TO
That part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 15 North, Range 7 West also known as all that part of Lots 4, 5 and 7 in Block 18 of E. D. Clinton & Blackwells Addition to the City of La Crosse (now westerly of the Southwesterly line of South Avenuated of said Lot 7.	This is DO.t homestesd property. vacated) lying South-
Part of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of 15 North, Range 7 West, also known as al 9° and 10° in Block 18 lying Southerly of South Ave and Blackwell's Addition to the City of La Crosse	ll that part of Lots 8, enue, of E. D. Clinton
•	TRANSFER
Together with all and singular the hereditaments and appurtenances thereunto belon And John J. Stephan e/k/a Johnnie Stephan and warrants that the title is good, indefeasible in fee simple and free and clear of encumbrance and will warrant and defend the same. Executed at Stoddard, Wisconsin this 29th day of	Arleen Stephan, his wife
Brother Interfer	J. Stephan (SEAL)
Robert Crtloff Arleen	n Stephan (SEAL)
Gloria D. Gratke	(SEAL)
Signatures of	
authenticated this	., 19
Authorized under Sec. 70	of Wisconsin or Other Party
Vernon County. Personally came before me, this J. Sterben and Arleen Stern	e 1973.
to me known to be the person. S who executed the folegoing instrument and acknowled	ged the same.
J. J. Bannen	bert Ortloff ernon County Wis
The use of witnesses is optional.	County, Wis.

Form 14&15-1971

United States of America

833753

State of Wisconsin-Department of State

VOL 24 PAGE 589

To All to Mhom These Presents Shall Come, Greeting:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that

(X) Articles of Incorporation () Amendment to Articles of Incorporation	n () Statement of Intent to Disso	lve
() Articles of Dissolution () Articles of Merger	() Name reservation	<u></u>
() Articles of Consolidation () Restated Articles () Change of Reg JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC.	gistered Office and/or Agent	OI

of which the attached is a duplicate, was on the date hereof, accepted and filed in my office.



In Testimony Whereof, I have hereunto set my hand and affixed my official seal at the Capitol, in the City of Madison, on OCT 4 1973

ROBERT C. ZIMMERMAN
Secretary of State

THIS MUST BE RECORDED WITH THE REGISTER OF DEEDS LaCrosse County 833753 Page 1 of 4

ARTICLES OF INCORPORATION

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 180 of the Wisconsin statutes:

Article 1. The name of the corporation shall be Johnnie's Bar and Restaurant of La Crosse, Inc.

Article 2. The period of existence shall be perpetual

Article 3. The purposes shall be to engage in any lawful activity under Chapter 180 Wisconsin Statutes.

Article 4. The number of shares which it shall have authority to issue, itemized by classes, par value of shares, shares without par value, and series, if any, within a class, is:

Class

Series (if any) Number of

Par value per share or statement that shares are without par value

Common

500

no par

Article 5. The preferences, limitations, designation, and relative rights of each class or series of none stock, are

Article 6. Address of initial registered office is Include ZIP Code

2620 South Ave., La Crosse, Wis. 54601

Article 7. Name of initial registered agent at such address is Duane F. Kromke

ZHYNYKXXXXXXXXXXXX EMMKNXX

- vest to the continuous properties of the continuous con Article 8. (1) ATTERNATION OF THE PROPERTY OF
 - (2) The number of directors constituting the board of directors shall be Strike out (1) or (2). See instruction No. 6

Article 9. The names of the initial directors are:

Use of Article 9 optional - See instruction No. 7

Duane F. Kronke Edward H. Oertel Jennie L. Kromke NAME

ADDRESS (number, street, city and ZIP Code)

Duane F. Kromke	214 Oak St., Stoddard, Wis. 54658
NGGREGOS GEOGRAPHICA CONTRACTOR C	comparadition in the comparation of the comparation
ANG STATE OF THE PROPERTY OF T	awanakenandenandanandanandanana
Article 11. (Other provisions)	
and the second s	AND REPORT OF THE PROPERTY OF THE
Article 12. These articles may be amended in ent.	the manner authorized by law at the time of amend-
Executed in duplicate on the 25th day	y of September , 196% 73
STATE OF WISCONSIN	Duane 7. Krombo
DEPARIMENT OF STATE	1. 1007/14
0CF -1.1973	
ROBERT C. ZIMMERMAN	
SECRET NRY OF STATE	
Personally came before me this	ane F. Kromke
ged the same.	who executed the foregoing instrument, and acknowl-
	on Hom
(Notarial Seal.)	Notary Public
(Noturial Seal.)	
	My Commission 18870105 permanent
Figure	
OCT 8 1973	
1 3:05 Pu	
EVERETTE 8, AUNGE Legister of Deeps	
	This document was drafted by
and the state of t	J.J. Bannen, Attorney Name
	Please print or type

INSTRUCTIONS AND SUGGESTIONS

- 1. Article 1. The name MUST contain "Corporation," "Incorporated," or "Limited," or the abbreviation of one of those words.
 - 2. Article 2. Insert "perpetual" or insert any limitation desired.
- 3. Article 3. May show definite purposes or may use language to the effect that the corporation may engage in any lawful activities authorized by Chapter 180.

(The statute expressly states that it is NOT necessary to enumerate the powers.)

- 4. Article 5. This means, in substance, that this article must show all the rights, privileges, and restrictions as between classes of stock and as between series of stock in any class. If desired, a provision may be inserted authorizing the directors to fix the variations in rights as to series of any class. If none so state.
- 5. Articles 6 and 7. The corporation must have a registered office and a registered agent at such office. CHANGE OF REGISTERED OFFICE OR AGENT may be accomplished only by filing change of registered office or agent, or by amendment to the articles of incorporation, with this department; and then recording the document in the office of the register of deeds for the county of the registered office. If a change is being made to a different county, then the change document must be recorded in both counties, and also the articles of incorporation and all amendments thereto, or restated articles, must be recorded in the new county. The fee for filing the change of registered office or agent with this department is \$5. Request either change of registered office or agent forms, or amendment forms.
- 6. Section 180.32 (1) of the Statutes permits a choice in the wording of Article 8. The number of directors may be fixed by the articles (not less than three), or the articles may provide that the number shall be fixed by the by-laws, but shall not be less than three. Use either (1) or (2), and strike out the other.
- 7. Section 180.32 (1) also provides that the initial board of directors may be named in the articles of incorporation; and if you do this, you should also list the names in article 9. If you do not name the initial board, strike out article 9.
 - 8. The number of incorporators is unlimited; there may be only one or there may be as many as desired.
- 9. Article 10 is provided as a place in which to insert any desired material such as restricting preemptive rights, stock-transfer restrictions, quorum provisions, etc.
- 10. Articles must be executed and sent to the Secretary of State, Madison 53702 in duplicate original one to be filed in his office, and one which will be certified and returned and which must be recorded in the office of the register of deeds of the county wherein the registered office is located. Corporate existence will commence when articles are left for record with the register of deeds.
- 11. FEES. If stock is \$40,000 or less, \$40. If the stock is more than \$40,000, the fee is \$1 per \$1,000. For stock of no par value, 2000 shares or less, \$40; more than 2000 shares, 2¢ per share. If stock of par value and stock of no par value, \$1 per \$1,000 on the par value stock plus 2¢ per share on the no par stock; minimum fee, \$40.

UFFICE of REGISTER of DEEDS.

LA CROSSE COUNTY, WISCONSIN

Received to Provide this

Lay of A.D. 19 7.3

A.D. 19 7.3

A.D. 10 clock

Recorded in Volume

J. Bannen, Attorner 5 State Bank Bldg

305 Star La Cross

ARTICLES.

of .

INCORPORATION.

Johnnie's Bar and Restaurant
of La Crosse, Inc.

99.13aman

836912

VCL 547 PAGE 707

This Indenture, Made this 11th day of February between Duane F. Kromke and Jennie L. Kromke, his wife,

part ies of the first part

, A. D., 1974 ,

and John J. Stephan and Arleen Stephan, his wife, jointly as joint tenants,

part ies of the second part.

One Dollar only

of the first part, for and in consideration of the sum of x Dollars

them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, havegiven, granted, bargained, sold, remised, released and quitclaimed, and by these presents do give, grant, bargain, sell, remise, release and quitclaim unto the said part ies of the second part, and to their heirs and assigns forever, the following described real estate, situated in the County of La Crosse, State of Wisconsin, to-wit:

Part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 15 North, Range 7 West formerly known as the South 38 feet of that part of Lot 5, Block 18 of Clinton and Blackwell's Addition to the City of La Crosse, now vacated, lying South of South Avenue.

This deed is given to correct description in deed recorded in Volume 540 Records, Page 578.

FEB 181974

RECORDED

AT //.OO A M

EVERETTE B. RUNGE
REGISTER OF DEEDS

77.25 (3)

To bast and to bold, the same together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part 100 of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said part 100 of the second part, theirs and assigns forever.

In Colliners Conserved, the said part have hereinto set their hand 6 and seals this 11th day of February ,A.D., 19 74.

Signed and Sealed in Presence of

Duane F. Kronke (Seal)

Jenni

Robert Crtloff

(Seal)

Glarian Llatte

.....(Seal)

Gloria D. Gratke

State of Migcongin,

Vernon County.

day of

Personally came before me, this 11th

February

, A. D., 1974

the above named Duane F. Kromke and Jennie L. Kromke, his wife, to me known-to be the persons who executed the foregoing instrument and acknowledged the same.

Bobert Ostlaff.

Robert Ortloff

Notary Public, Yernon

My commission expires Dec. 18, , A.D., 1977.

Drafted by J. J. Bannen, Attorney

, VCL 634 PAGE 980

QUIT CLAIM DEED STATE BAR OF WISCONSIN — FORM 3 THIS STACE RESERVED FOR RECORDING DATA

900952

			 	 , <i>)</i>	 	•••••	1
uit-claims to Charlo	tte S	tephan	 				
						7 VO.	

That part of Lot 5 in Block 18 of Clinton and Blackwell's Addition to the City of La Crosse (now vacated), described as follows:

SEP 27 1979 RECORDED AT 10:10A. CHARLES R WHALEY, JR. REGISTER OF DEEDS La Crosse County, Wis

Commencing at the southeast corner of said lot 5, thence west along the south boundary line of said lot 5 to the southwest corner of said lot 5; thence north along the west boundary line of said lot 5 38 feet; thence east to the west boundary line of South Avenue on a line parallel with the South line of said lot 5; theree southeasterly to the roint of beginning Joseph in the NUL of thence southeasterly to the point of beginning. Located in the NW4 of the SEA of Section 8 Township 15 North, Range 7 West. This deed is given pursuant to a divorce settlement between the parties, who were heretofore husband and wife, and is given so as to constitute Charlotte Stephan as the sole owner of said property.

> FEE # 77.25 (8) EXEMPT

is	August , 79 , 19
(SEAL)	John D. Stephan (SEAL) Seal)
AUTHENTICATION Signatures authenticated this 20 day of Lipicanto 1, 1979 Jhomas J. July TITLE: MEMBER STATE BAR OF WISCONSIN (Henot, authorized by § 706.06, Wis. Stats.)	ACKNOWLEDGMENT STATE OF WISCONSIN La Crosse County. Personally came before me, this 31st day of August, 1977. the above named John D. Stephan; aka John Stephan
THIS INSTRUMENT WAS DRAFTED BY	to me known to be the person who executed the foregoing instrument and acknowledge the same.
(Signatures may be authenticated or acknowledged. Both are not necessary.) The use of witnesses is optional.	Notary Public La Crosse County, Wis My Commission is permanent. (If not, state expiration date: , 19)

STATE BAR OF WISCONSIN — FORM 1
WARNANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

MAR 7 1980

RETURN TO

- This Deed, made between Duane F. Krouke and
 Jennie L. Krouke, his wife

 Grantor
 and Johnnie's Bar and Restaurant of La Crosse, Inc.

 Grantee,

 Witnesseth, That the said Grantor, for a valuable consideration

 conveys to Grantee the following described real estate in La Crosse

 County, State of Wisconsin:

 Part of the NW 1/4 of the SE 1/4 of Section 8.
- 1. Part of the NW 1/4 of the SE 1/4 of Section 8,
 Township 15 North, Range 7 West, also known as all that Tax Key No.

 part of Lots 8, 9 and 10 in Block 18 lying southerly of
 South Avenue, of E. D. Clinton and Blackwell's Addition
 to the City of La Crosse (now vacated).
- 2. Part of the NW 1/4 of the SE 1/4 of Section 8, Township 15 North, Range 7 West, also known as all of that part of Lots 4, 5 and 7 in Block 18 of E. D. Clinton and Blackwell's Addition to the City of La Crosse (now vacated) lying Southeasterly of the Southeasterly line of South Avenue, except the West 78 feet of said Lot 7.

This is a correction Deed correcting a Warranty Deed dated December 3, 1979 and recorded at the Register of Deeds for La Crosse County in Volume 638, Page 566, as Document No. 903282, so as to include the property set forth in item 2. above.

77.25 (3) EXEMPT

This is not homestead property.

(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Duane F. and Jennie L. Kronke

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

Duane F. Kromke

Jennie I. Kromke

(SEAL)

Jennie I. Kromke

ACKNOWLEDGMENT

STATE OF WI	SCONSIN			يرسفون وأجفا
La Crosse	Co	anty.	B.	
Personall Feb., 1980	v como hoforo	さんなうすぎ に 一点動力 ク	22nd	day of
Kromke and	Jennie L.	Kromke		
siatiniens tribitation			\sim	

to me known to be the person S who executed the foregoing instrument and acknowledge the same.

Robert C. Skemp

Notary Public La Crosse County, Wis.
My Commission is permanent. (If not, state expiration

*Names of persons signing in any capacity should be typed or printed below their signatures.

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

WARRANTY DEED

WIL 646 PAGE 223

QUIT CLAIM DEED
STATE BAR OF WISCONSIN -- FORM 3
THIS SPACE PESERVED FOR RECORDING DATA

Johnnie's Bar and Restaurant of La	RECORDED
Charalotte Cteather	AT 9:40A. M
claims to Charlotte Stephan	CHARLB' K WHALEY, JR.
	and of done of day, was
ollowing described real estate in La Crosse	
following described real estate inLA.CROSSE	
	RETURN TO
t of the NW 1/4 of the SE 1/4 of Section 15 North, Range 7 West, also known as	s all
t part of the South 38 ft. of Lot 5 in	Block
lying Southerly of South Avenue of E.I. nton and Blackwell's Addition to the Ci	D•
crosse (now vacated).	
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	# <u>77.25 (3)</u>
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2011년째 마시아는데 사용을 하시면서 가는 걸음을	
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This	
This homestead property. (is) (is not)	
(is) (is not)	April Jane 1980
(is) (is not)	<u>April ブッルシ 1980</u>
ted this 35 day of	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE
(is) (is not) ted this	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE
(is) (is not) ted this	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE By: Charlette Steplian
(is) (is not) ted this	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE
ted this 25 2 day of (SEAL)	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE *By: // Little Stephan, President
(is) (is not) ted this	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE By: Lincht Atefian Charlotte Stephan, President (SEAL) Jennie Kromke, Secretary
(is) (is not) ted this 25 z day of (SEAL) (SEAL)	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE *By: Licklette Stephan, President Charlotte Stephan, President (SEAL) Jennie Kromke, Secretary ACKNOWLEDGMENT
(is) (is not) ted this	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE *By: Licklett to flow Charlotte Stephan, President (SEAL) *Jennie Kromke, Secretary ACKNOWLEDGMENT STATE OF WISCONSIN
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(is) (is not) ed this 25 2 day of (SEAL) (SEAL) AUTHENTICATION Signatures authenticated this 25 day of 19.80 CO. S. Meyer	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE *By: (Link) the testion Charlotte Stephan, President (SEAL) Jennie Kromke, Secretary ACKNOWLEDGMENT STATE OF WISCONSIN Personally came before me, this
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AUTHENTICATION Signatures authenticated this 25 day of 26 day of 27 day of 27 day of 28 day of 29 day of 20 day of	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE By: (Little Stephan, President (SEAL) Charlotte Stephan, President (SEAL) Jennie Kromke, Secretary ACKNOWLEDGMENT STATE OF WISCONSIN Ss. County. Personally came before me, this day of the above named to me known to be the person
AUTHENTICATION Spinatures authenticated this 25 day of	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE *By: // Litt/ Litt/ Charlotte Stephan, President (SEAL) X JUNION HOLD GMENT STATE OF WISCONSIN Ss. County. Personally came before me, this day of the above named
AUTHENTICATION Sematures authenticated this 25 day of 19.80. W.E. Meyer. WISCONSIN (If not, authorized by § 706.06, Wis. Stats.) THIS INSTRUMENT WAS DRAFTED BY E. Meyer, Attorney at Law	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE By: (Little Stephan, President (SEAL) Charlotte Stephan, President (SEAL) Jennie Kromke, Secretary ACKNOWLEDGMENT STATE OF WISCONSIN Ss. County. Personally came before me, this day of the above named to me known to be the person
AUTHENTICATION Signatures authenticated this	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE *By: (SEAL) Charlotte Stephan, President (SEAL) Jennie Kromke, Secretary ACKNOWLEDGMENT STATE OF WISCONSIN Personally came before me, this day of the above named to me known to be the person who executed the foregoing instrument and acknowledge the same.
AUTHENTICATION Sematures authenticated this day of 19.80. W.E.M. PLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 706.06, Wis. Stats.) THIS INSTRUMENT WAS DRAFTED BY E. Meyer, Attorney at Law	JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE By:

909346

THIS MUST BE RECORDED PROMPTLY WITH THE COUNTY REGISTER OF DEEDS

United States of America

State of Wisconsin

t=31 page 898

Office of Secretary of State

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

11/4/2

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said document.

VEL PHILLIPS

Secretary of State

ARTICLES OF MERGER

Pursuant to the provisions of Section 180 of the Wisconsin
Business Corporation Act, the undersigned Corporations, organized
and existing under, and by virtue of the laws of the State of
Wisconsin, do hereby adopt the following Articles of Merger for
the purpose of merging INOVIN, INC. into JOHNNIE'S BAR AND
RESTAURANT OF LA CROSSE, INC.:

The following Plan of Merger was approved by
the shareholders of the undersigned Corporations
in the manner prescribed by the Wisconsin Business Corporation
Act:

- a) INOVIN, INC. will merge into JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC. so that JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC. will be the surviving Corporation.
- b) The Sole Stockholder of INOVIN, INC. will receive One (1) share of JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC. for each share of INOVIN, INC. presently held by her.
- c) The Articles of Incorporation of JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC. shall be amended to read as follows:
 - ARTICLE FOURTH: The authorized capital stock of this Corporation shall consist of twenty-seven hundred (2700) shares of common stock without par value.
 - 2) ARTICLE SEVENTH: The name of the Registered Agent at the time of adoption of these Articles of Merger is CHARLOTTE STEPHAN.
- d) The merger shall be effective as of June 1, 1980.

AUG 6 1980

RECORDED

AT . 30 P M.
CHARLES R WHALET, JR.
RESISTER OF DEEDS
La Crosse County, Wig

STATE OF WISCONSIN FILED
AUG 0 1 1980
VEL PHILLIPS
SECRETARY OF STATE

SECOND:

As to each of the undersigned Corporations, the number of shares outstanding are as follows,

and each of said Corporations had only one (1) class of out-

standing stock:

NUMBER OF SHARES

NAME

OUTSTANDING

INOVIN, INC.

. 500

JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC.

500

THIRD:

As to each of the undersigned Corporations, the total number of shares voting for and against such Plan, respectively, is as follows, there being only one (1) class of common stock of each of said Corporations' outstanding:

NAME

TOTAL VOTING FOR

TOTAL VOTING AGAINST

INOVIN, INC.

500

JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC.

500

Dated this 31^{ST} day of May, 1980.

In Presence of:

INOVIN

JOHNNIE'S BAR AND RESTAURANT OF

FILED

AUG 0 1 1980

VEL PHILLIPS SECRETARY OF

LA CROSSE, INC

- Page Two -

LaCrosse County 909346 Page 3 of 4

STATE OF WISCONSIN

COUNTY OF LA CROSSE

Personally came before me this 3 5 day of May, 1980, CHARLOTTE STEPHAN and THOMAS SCHUBERT, Officers of the above-named Corporations, to me known to be the persons who executed the foregoing instrument and to me known to be such Presidents and Secretarys of said Corporations and acknowledged that they executed the foregoing instrument as such officers, as the deed of said Corporations by their authority.

Notary Public

La Crosse County, Wisconsin My Comm. Expires: 11/24/80

STATE OF WISCONSIN FILED AUG 0 1 1980 VEL PHILLIPS

SECRETARY OF STATE

Please print or type

- Page Three -

940323 36 PAGE 413 I VOL

FORM 14

OCT 2 8 1983

United States of America

State of Wisconsin

OFFICE OF THE SECRETARY OF STATE

RECORDED M.
CHARLES R WHALEY, IS.
RECORDED IN DELIG REGISTER OF DEEDS La Grosse County, Wis

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that t.e attached is a duplicate of a document accepted and filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said docu-

DOUGLAS La FOLLETTE Secretary of State

CHANGE OF REGISTERED AGENT and/or OFFICE (For Chapter 180 Business and Foreign Corporations)

The undersigned principal officer of JOHNNIES BAR TRESTAURANT OF LACRDESE, INC. (Enter correct and complete corporate name)

a corporation organized under the laws of $\lfloor v/SQcNS/N \rfloor$ certifies that:

The present registered AGENI of said corporation in Wisconsin is

DUANE F. KROMKE

(OLD REGISTERED AGENT)

and the present registered OFFICE of said corporation in Wisconsin is JUHNDIES BAR TRESTAURANT of LACROSSE INC: 1620 SOUTH AVENUE LA CROSSE, W1. 54601

(OLD REGISTERED OFFICE - Give complete address, including street & number, City and ZIP code)

and that such registered office is located in _ LA CROSSE _ _ County, Wisconsin.

The board of directors has adopted a resolution to change the registered agent and/or office. As a result of such resolution, the following shall hereafter be the registered agent and registered office;

MHARLOTTE S. STEPHAN

(NEW REGISTERED AGENT)*

JOHNNIE'S BAR HRESTAVRANT OF LACROSE 2620 SOUTH AUE. LACROSSE, WI.5460 WISCONSIN

(NEW REGISTERED OFFICE - Give complete address, including street & number, City and ZIP code)

and that such registered office is located in LACROSSE County, Wisconsin.

The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Signed and corporate seal, if any, affixed, on 10-19-8

(Affix CORPORATE SEAL here

Affix CORPORATE SEAL HE or state that there is no seal) FILED

* Corporation massing And Atsalf as i Atsalf as its registered agent.

reverse side and please fill out the return address box -

FORM 14

VOL 39 PAGE 471

United States of America

State of Wisconsin

OFFICE OF THE SECRETARY OF STATE

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

DEC 23 1985

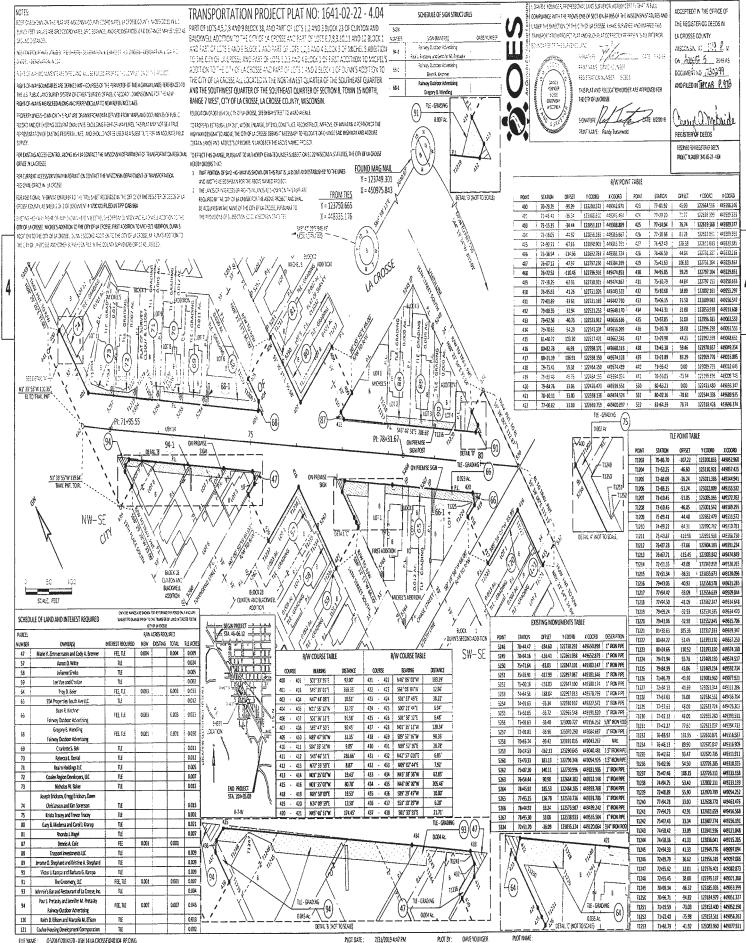
RECORDED M
DORIS I. . ICHA
REGISSISSIS DEEDS
La Crosse County, WI

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said document.

DOUGLAS La FOLLETTE

Form 13 (1000) CHANGE OF RE (For Chapter 180	GISTERED AGENT and, or OFFICE Business and Foreign Corporations) 1 VOL 39 MCL 472
The undersigned principal officer of	ARAND RESTRUKANT OF LACROSSE INC. (Enter correct and complete corporate name)
a corporation organized under the laws of	w/S, certifies that:
1. The present registered AGENT of said corporation in Wisconsin is	and the present registered OFFICE of said corporation in Wisconsin is
CHARLOTTE STEPHAN	2620 SOUTH AVE, LACROSSE, WI. 54601
(OLD REGISTERED AGENT)	(OLD REGISTERED OFFICE - Give complete address, including street & number, City and ZIP code)
and that such registered office is located in	A
2. The board of directors has adopted a re of such resolution, the following shall have the such that the such tha	solution to change the registered agent and/or office. As a result ereafter be the registered agent and registered office; SAME AS ABOUE
Chinacone OBCC	WISCONSIN
(NEW REGISTERED AGENT)*	(NEW REGISTERED OFFICE - Give complete address, including street & number, City and ZIP code)
and that such registered office is located in _	
The address of its registered office and t will be identical.	he address of the business office of its registered agent, as changed,
Signed and corporate seal, if any, affixed	d, on(Date)
(Affix CORPORATE SEAL here of state that there is no seal)	18 1985 Charlotte Bell (Officer sign) 1 OF STATE
Please read the instructions on the reverse side and please fill out the return address hox –	nerec agent.
•	

HACROSSE



663.470 663.470 663.470 663.470 663.470 663.471 663.47 44923.585 449220.218 44922.9867 44925.297 44921.608 44906.359 44906.359 44906.359 44906.359 44906.359 44906.359 44906.359 44906.359 AND FILED IN TPP CALS P. 100A JAKU, PK LADANAO DEGUTY RECISTER OF DEEDS ROBIN L. KADM ON December 13, 2019 AS REGISTER OF DEEDS IN LA CROSSE WISCONSINAT 10:50 A.M. DOCUMENT NO 1737924 RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 1641-02-22 - 4.04 AMENDMENT NO. 1 12273.104 12273.104 12279.104 12279.104 12280.161 12280.261 12280.262 12299.239 12299.239 12299.239 12299.239 12299.76 12399.76 12399.76 1123083360 12265.1344 12265.230 12265.230 12265.087 12265.087 12265.087 12276.118 12276.118 12286.129 12286.130 TLE POINT TABLE DATE: 12 -(1-12 THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND 12/12/19 ON OF THE CITY OF LA CROSSE, I HAVE SURVEYED AND MAPPED THIS ROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR R/W POINT TABLE INDER THE DIRECTION OF THE CITY OF LA CROSSE, I HAVE SURVEYED AND 112297 200 ACCOND DISCORPTION PER 12229 120 ACCORPTION PER 12229 120 ACCORPTION PER 12229 120 ACCORPTION PER 12229 120 ACCORPTION ACCORPTION PER 12229 120 ACCORPTION ACCORPTOR ACCORPTION ACCORPTION ACCORPTOR ACCORPTION ACCORPTOR REGISTRATION NUMBER: S-2816 PRINT NAME: DAVID YOUNGER (a) SIGNATURE: / L PRINT NAME: URVEYED LAND. **EXISTING MONUMENTS TABLE** (2) PART OF LOTS 4.5.7,8 AND 98 JOCK 18, AND PART OF LOTS 1,2 AND 3 BLOCK 23 OF CLINTON AND BALCKWELL ADDITION TO THE CITY OF LA GROSSE AND PART OF LOTS 6.7.8.4.0.1.4. AND 12 BLOCK 1.4. AND 14 BLO (j 99 DETAIL'D' 80 SW-SE · DUNN'S SECOND ADDITION AMENDS PARCEL NO. 47, 73 & 74 OF TRANSPORTATION PROJECT PLAT 1641-02-22 - 4.04 RECORDED AS DOCUMENT NO. 1730299 IN CAB TPP, P.97B. AMENDS (47) (8) 11225 0.007 Ac. TLE - GRADING FOUND MAG NAIL Y = 123749.301 X = 450975.843 0.004 Ac. 66-1 FRANSPORTATION PROJECT PLAT NO: 1641-02-22 - 4.04 - AMENDMENT NO. 0.005 Ac. <u>(f</u> FROM TIES LA CROSE Y=123750.665 X=448335.176 R/W COURSE TABLE ON PREMIS N46* 06' 02"W S66* 08' 04"W S01* 37' 49"E 434 THE CITY OF LA CHOSSE DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE NAMED PROJECT. FFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTION 62.22 WISCONSIN STATUTES, THE CITY OF LA CROSSE HEREBY ORDERS THAT: THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE NAMED 4 LOT 2 PI: 78+31.67 AMIS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF LA CROSSE FOR THE ABOVE PROJECT AND LBE ACQUIRED IN THE NAME OF THE CITY OF LA CROSSE, PURSJANT TO THE PROVISIONS OF SUBSECTION 62.22 WISCONSIN STATUTES. LOT 1 OF SECTION 8, TOWN 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. 0.045 Ac. DETAIL 'B' (NOT TO SCALE) R/W COURSE TABLE (8) \$45* 42' 29"E 946.46' MON TO PNT 440 ON PREMISE — SIGN Ż TLE - GRADING 401 403 404 405 407 407 410 411 411 413 416 416 419 RELOCATION ORDER USH 14, CITY OF LA CROSSE, GREEN BAY STREET TO WARD AVENUE OWNERSHIP OF OFF PREMISE SIGNS ON PARCEL 66, 68 & 94. (8) (4) > CLINTON AND BLACK 5 75 END PROJECT STA. 104+35.00 2 68-1 £ (8) ON PREMISE --SIGN 0.023 0.030 0.011 0.005 0.007 0.007 0.016 0.045 0.003 0.001 0.007 000 USH 14 94-1 RIGHT-OF-WAY MONUMENTS ARE TYPE 2 AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT. PID:DH8676 - DESIGNATION: K 124 RESET, PID; ON0248 - DESIGNATION: L VG HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS ESTABLISHED FROM CLINTON AND BLACKWELL ION TO THE CITY OF LA CROSSE, FIRST ADDITTION TO PPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. EXCLUDING RIGHT-OF-WAY LINES, THIS PLAT NG RIGHT-OF-WAY LINES, THIS PLAT AND SHOULD NOT BE USED AS A 13 HRUSE SOUTH EENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS OF PUBLIC RECORUT". NSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO NEW 0.003 0.003 0.001 FOR CURRENT ACCESS/DRIVEWAY INFORMATION CONTACT THE WISCONSIN DEPARTMENT OF FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET RECORDED IN THE OFFICE OF THE DEEDS OF LA CROSSE COUNTY, AS SHEET 2 OF 2 OF DOCUMENT #1730123 IN TPP CAB P-96A. OR EXISTING ACCESS CONTROL ALONG USH 14 CONTACT THE WISCONSIN DEPARTMENT OF PI: 71+95.55 FEE, TLE FEE, TLE OASIS NUMBER 2081 2083 2082 NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, 9 SCHEDULE OF LAND AND INTEREST REQUIRED SCHEDULE OF SIGN STRUCTURES NW-SE -OF-WAY BOUNDARIES ARE DEFINED WITH COL TRANSPORTATION REGIONAL OFFICE IN LA CROSSE RANSPORTATION REGIONAL OFFICE IN LA CROSSE SDA Properties South Ave LL Dean R. Kirchner UBSTITUTE FOR AN ACCURATE FIELD SURVEY. N1° 33' 55"W 119.64" TRAV. PNT. TO RL Johnnie's Bar and Restau Paul J. Pretasky and Je FILE NAME: 0:\2014\20141 APPRAISAL PLAT DATE: 6-18-19 Lamar Adv Victor J. Kampa Gary B. Med Marie V. Zimn Paul J. 68-1 94-1 66-1 99

1641-02-22 - 4.04 - AMENDMENT

DAVE YOUNGER