



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

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 .





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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:

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

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 WISCONSIN			\$ 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 SCHOOL			\$ 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

Volume Number	Page Number	Document Number	Recorded Date	Type
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
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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**

La Crosse

Case number1990TW000124**Caption**

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

Judgment/lien date

02-21-1990

Total amount

\$227.42

Type of tax**Warrant number**

034876-000-0

Date and time docketed

02-21-1990 at 04:00 pm

Service/event date**Satisfaction**

No

Judgment status**Date****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,and Duane F. Kromke and Jennie L. Kromke, his
wife,Witnesseth, That the said Grantor for a valuable consideration
of \$1.00 and other valuableconveys to Grantee the following described real estate in La Crosse County,
State of Wisconsin:That part of the Northwest Quarter of the South-
east Quarter of Section 8, Township 15 North,
Range 7 West also known as all that part of Lots
4, 5 and 7 in Block 13 of E. D. Clinton &
Blackwells Addition to the City of La Crosse (now vacated) lying South-
westerly of the Southwesterly line of South Avenue, EXCEPT the West 78
feet of said Lot 7.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 8,
9 and 10 in Block 13 lying Southerly of South Avenue, of E. D. Clinton
and Blackwell's Addition to the City of La Crosse (now vacated).

RECORDED

JUL 3 1973

AT 1:30 P.M.

EVERETTE B. RUNGE
REGISTER OF DEEDS

RETURN TO

Tax Key #

This is NOT homestead property.

TRANSFER

\$67.20

FEE

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining:

And John J. Stephan a/k/a Johnnie Stephan and Arleen Stephan, his wife,
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Executed at Stoddard, Wisconsin this 29th day of June 1973

SIGNED AND SEALED IN PRESENCE OF

Robert OrtloffRobert OrtloffGloria D. GratzkeGloria D. GratzkeJohn J. Stephan (SEAL)Arleen Stephan (SEAL)Arleen Stephan (SEAL)

(SEAL)

Signatures of

authenticated this _____ day of _____ 19____

Title: Member State Bar of Wisconsin or Other Party
Authorized under Sec. 706.06 viz. _____

STATE OF WISCONSIN

Vernon

County,

ss.

Personally came before me, this 29th day of June 1973
the above named John J. Stephan and Arleen Stephan, his wife,to me known to be the person S who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

J. J. BannenRobert OrtloffRobert Ortloff

The use of witnesses is optional.

Notary Public, Vernon County, Wis.My commission (expires) (is) 12-15-73

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

833753

State of Wisconsin-Department of State

VOL 24 PAGE 589

To All to Whom These Presents Shall Come, Greeting:

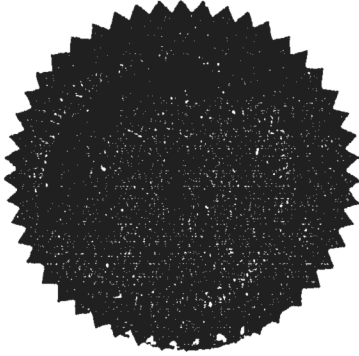
The undersigned, as Secretary of State of the State of Wisconsin, certifies that

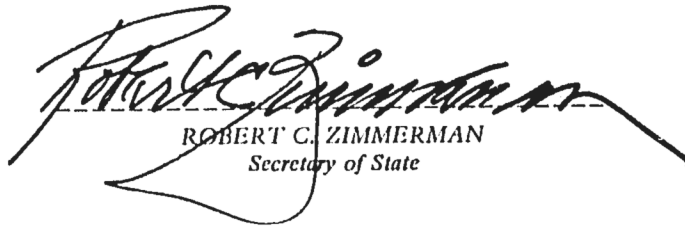
(☒) Articles of Incorporation () Amendment to Articles of Incorporation () Statement of Intent to Dissolve
() Articles of Dissolution () Articles of Merger () Name reservation
() Articles of Consolidation () Restated Articles () Change of Registered Office and/or Agent OF

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

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 Shares	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 stock, are **none**

Article 6. Address of initial registered office is **2620 South Ave., La Crosse, Wis. 54601**
Include ZIP Code

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

环境开发工程×环境×自然×生态×

XXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

~~Article 8. (1) TRACKING OF PERSONS AND INFORMATION ON THE BASIS OF DATA FROM THE NATIONAL IDENTIFICATION SYSTEM.~~

(2) The number of directors constituting the board of directors shall be3.....

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. Kronke

See Instructions and Suggestions
on Back Page

NAME

ADDRESS

(number, street, city and ZIP Code)

Duane F. Kromke

214 Oak St., Stoddard, Wis. 54658

~~Robert F. Kromke, 214 Oak St., Stoddard, Wis. 54658~~

~~Edward F. Kromke, 214 Oak St., Stoddard, Wis. 54658~~

Article 11. (Other provisions)

Article 12. These articles may be amended in the manner authorized by law at the time of amendment.

Executed in duplicate on the 25th day of September, 1973

STATE OF WISCONSIN
DEPARTMENT OF STATE

FILED

OCT 4 1973

ROBERT C. ZIMMERMAN
SECRETARY OF STATE

Duane F. Kromke

STATE OF WIS.

County of LaCrosse ss.

Personally came before me this 25th day of September, A.D. 1973

the above named Duane F. Kromke

to me known to be the person.... who executed the foregoing instrument, and acknowledged the same.

(Notarial Seal.)

Notary Public

My Commission expires permanent

OCT 8 1973
AT 3:55 P.M.
EVERETTE B. RUNGE
REGISTERED OF DEEDS

This document was drafted by

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.

750

ARTICLES
of
INCORPORATION

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

OFFICE of REGISTER of DEEDS.
LA CROSSE COUNTY, WISCONSIN
Received in and this
day of Oct A.D. 19 73
at 3:55 o'clock P.M. and
recorded in Volume 24
Page 587
La Crosse Registrar
Deeds

Filed By:

J. J. Bannen, Attorney
305 State Bank Bldg.
La Crosse, Wis.

836912

VCL 547 PAGE 707

This Indenture, Made this 11th day of February, A. D., 1974,
between Duane F. Kromke and Jennie L. Kromke, his wife,

parties of the first part
and John J. Stephan and Arleen Stephan, his wife, jointly as joint
tenants,

parties of the second part.
Witnesseth, That the said parties of the first part, for and in consideration of the sum of
One Dollar only ~~x Dollars~~
to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed
and acknowledged, have given, granted, bargained, sold, remised, released and quitclaimed, and by these
presents do give, grant, bargain, sell, remise, release and quitclaim unto the said parties 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 18 1974

RECORDED
AT 11:00 A.M.
EVERETTE B. RUNGE
REGISTER OF DEEDS

FEE
77.25 (3)
COUNTY

To Have and to Hold, 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 parties 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 parties of the second part,
their heirs and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and
seals this 11th day of February, A. D., 1974.

Signed and Sealed in Presence of

Duane F. Kromke (Seal)
Duane F. Kromke

Jennie L. Kromke (Seal)
Jennie L. Kromke

Robert Ortloff

(Seal)

Gloria D. Gratke

Gloria D. Gratke

(Seal)

State of Wisconsin,

Vernon

County.

ss.

Personally came before me, this 11th day of 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.

Robert Ortloff

Robert Ortloff

Notary Public, Vernon County, Wis.

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

Drafted by J. Bannen, Attorney

900952

John D. Stephan, aka John Stephan

quit-claims to
Charlotte Stephanthe following described real estate in La Crosse County,
State of Wisconsin: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:

Tax Key No.

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;
thence southeasterly to the point of beginning. Located in the NW $\frac{1}{4}$ of the
SE $\frac{1}{4}$ 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

This is homestead property.

(is) (is not)

August

79

Dated this day of August, 19

(SEAL)

John D. Stephan
John D. Stephan

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signatures authenticated this 20th day of

September, 1979

Thomas S. Fleck
Thomas S. Fleck

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

ACKNOWLEDGMENT

STATE OF WISCONSIN

La Crosse

County,

ss.

Personally came before me, this 31st day of
August, 1979 the above named

John D. Stephan, aka

John Stephan

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

Notary Public La Crosse County, Wis.
My Commission is permanent. (If not, state expiration
date: , 19)

(Signatures may be authenticated or acknowledged. Both
are not necessary.)
The use of witnesses is optional.

905352

MAR 7 1980

RECORDED

AT 1:30 P. M.
CHARLES R. WHALEY, JR.
REGISTER OF DEEDS
La Crosse County, Wis.

RETURN TO

This Deed, made between Duane F. Kromke and
Jennie L. Kromke, his wifeGrantor
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:

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.

FEE

77.25 (3)

EXEMPT

This is not
(is) (is not) homestead property.Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Duane F. and Jennie L. Kromke

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

and will warrant and defend the same.

Dated this 22nd day of February, 1980

(SEAL)

Duane F. Kromke

(SEAL)

(SEAL)

Jennie L. Kromke

(SEAL)

AUTHENTICATION

Signatures authenticated this day of
19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

W. E. MEYER, ATTORNEY AT LAW

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

La Crosse

County,

ss.

Personally came before me, this 22nd day of
Feb., 1980 the above named Duane F.
Kromke and Jennie L. Kromketo me known to be the person S who executed the
foregoing instrument and acknowledged the same.

Robert C. Skemp

Notary Public La Crosse County, Wis.
My Commission is permanent. (If not, state expiration
date: 19)

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

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

JUN 27 1980

RECORDED
AT 9:40 A. M.
CHARLES R. WHALEY, JR.
REGISTERED DEEDS
La Crosse County, Wis

quit-claims to Charlotte Stephan

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,
Twp. 15 North, Range 7 West, also known as all
that part of the South 38 ft. of Lot 5 in Block
18, lying Southerly of South Avenue of E.D.
Clinton and Blackwell's Addition to the City of
La Crosse (now vacated).

RETURN TO

Tax Key No.

FEE
77.25 (3)
EXEMPT

This homestead property.
(is) (is not)

Dated this 25 day of April 1980

(SEAL)

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

(SEAL)

By: Charlotte Stephan
Charlotte Stephan, President

(SEAL)

(SEAL)

Jennie Kromke, Secretary

AUTHENTICATION

Signatures authenticated this 25 day of June 1980

W. E. Meyer

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

W. E. Meyer, Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)
The use of witnesses is optional.

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County. 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.

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: 19.....)

THIS MUST BE RECORDED PROMPTLY WITH THE COUNTY REGISTER OF DEEDS

United States of America

State of Wisconsin

VOL

31 PAGE 898

Office of Secretary of State

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

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.:

FIRST: 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:
 - 1) 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 2:30 P. M.
CHARLES R. WHALEY, JR.
REGISTER OF DEEDS
La Crosse County, Wis.

STATE OF WISCONSIN
FILED
AUG 01 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:

<u>NAME</u>	<u>NUMBER OF SHARES OUTSTANDING</u>
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:

<u>NAME</u>	<u>TOTAL VOTING FOR</u>	<u>TOTAL VOTING AGAINST</u>
INOVIN, INC.	500	-0-
JOHNNIE'S BAR AND RESTAURANT OF LA CROSSE, INC.	500	-0-

Dated this 31ST day of May, 1980.

In Presence of:

W. S. Meyer

Patricia A. Gokken

STATE OF WISCONSIN
FILED

AUG 01 1980

VEL PHILLIPS
SECRETARY OF STATE

W. S. Meyer

Patricia A. Gokken

INOVIN, INC.

By: Charlotte Stephan
Charlotte Stephan, President

Thomas H. Schubert
Thomas Schubert, Secretary

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

By: Charlotte Stephan
Charlotte Stephan, President

Thomas H. Schubert
Thomas Schubert, Secretary

- Page Two -

STATE OF WISCONSIN)
) ss
 COUNTY OF LA CROSSE)

Personally came before me this 31st 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 Secretaries of said Corporations and acknowledged that they
 executed the foregoing instrument as such officers, as the deed
 of said Corporations by their authority.

Patricia A. Adkley
 Notary Public
 La Crosse County, Wisconsin
 My Comm. Expires: 11/24/80

STATE OF WISCONSIN
 FILED
 AUG 01 1980
 VEL PHILLIPS
 SECRETARY OF STATE

This document was drafted by

William E. Meyer
 Name

Please print or type

- Page Three -

FORM 14

OCT 28 1983

United States of America

State of Wisconsin

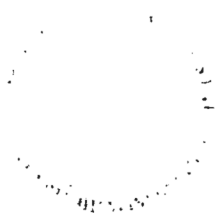
OFFICE OF THE SECRETARY OF STATE

RECORDED
AT 1:35 P.M.
CHARLES R. WHALEY, JR.
REGISTER OF DEEDS
La Crosse County, Wis

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.

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

DOUGLAS La FOLLETTE
Secretary of State

The undersigned
principal officer of JOHNNIE'S BAR + RESTAURANT OF LACROSSE, INC.
(Enter correct and complete corporate name)

a corporation organized under the laws of WISCONSIN certifies that:

1. The present registered AGENT
of said corporation in Wis-
consin is

DUANE F. KROMKE

(OLD REGISTERED AGENT)

and the present registered OFFICE of said corp-
oration in Wisconsin is

JOHNNIE'S BAR + RESTAURANT OF LACROSSE
2670 SOUTH AVENUE
LACROSSE, WI. 54601
INC.

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

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

2. 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 reg-
istered agent and registered office;

CHARLOTTE S. STEPHAN

(NEW REGISTERED AGENT)*

JOHNNIE'S BAR + RESTAURANT OF LACROSSE
2670 SOUTH AVE.
LACROSSE, WI. 54601
WISCONSIN
INC.

(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 10-19-83 (Date)

(Affix CORPORATE SEAL here
or state that there is no
seal)

STATE OF WISCONSIN
FILED

OCT 24 1983

Charlotte Stephan
(Officer sign)

Title: President

* Corporation may appoint itself as its registered agent.

- Please read the instructions on the
reverse side and please fill out the
return address box -

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.

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

DEC 23 1985

RECORDED

A. 11:50 AM

DORIS E. TICHHA

REGISTER OF DEEDS

La Crosse County, WI

Douglas La Follette

DOUGLAS La FOLLETTE

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

VOL 39 PAGE 472

The undersigned
principal officer of JOHANNIE'S BARR AND RESTAURANT OF LACROSSE, INC.
(Enter correct and complete corporate name)

a corporation organized under the laws of WIS. certifies that:

1. The present registered AGENT of
said corporation in Wisconsin is

CHARLOTT STEPHAN

(OLD REGISTERED AGENT)

and the present registered OFFICE of said corporation in
Wisconsin is

2620 SOUTH AVE.
LACROSSE, WI. 54601

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

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

2. 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;

CHARLOTTE BELL

(NEW REGISTERED AGENT)*

SAME AS ABOVE

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 12-2-85 (Date)

STATE OF WISCONSIN
FILED

(Affix CORPORATE SEAL here
or state that there is no seal)

DEC 18 1985

RECEIVED LA CROSSE
SECRETARY OF STATE

Charlotte Bell
(Officer sign)

President

*Corporation may not name itself as its registered agent.

- Please read the instructions on the reverse side
and please fill out the return address box -

LACROSSE

3

