

The  
**Title Company**  
Integrity. Experience. Innovation.  
A Member of the Knight Barry Title Group

The Title Company 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:7/20/15 5:43 pm  
Printed on:7/21/15 9:12 am

**Applicant Information**

Joe Rox  
Department of Transportation - Project 1641-02-02  
3550 Mormon Coulee Road  
La Crosse, WI 54601

Sales Representative:Craig Haskins

**Property Information**

(Note: values below are from the tax roll)

Effective Date: 07/08/2015 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: That part of the Northwest ¼ of the Southeast ¼ of Section 8, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, also known as all that part of Lots 8, 9 and 10 in Block 18, lying Southerly of South Avenue of E.D. Clinton & Blackwell's Addition to the City of La Crosse, (now vacated) AND: That part of the Northwest ¼ of the Southeast ¼ of Section 8, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, also known as all that part of Lots 4, 5 and 7, in Block 18 of E.D. Clinton & Blackwell's Addition to the City of La Crosse, (now vacated) in the City of La Crosse, La Crosse County, Wisconsin, lying Southeasterly of the Southeasterly line of South Avenue, EXCEPT the West 78 feet of said Lot 7, EXCEPTING THEREFROM lands conveyed in Quit Claim Deed recorded in Volume 646, Page 223, as Document No. 908098.

Tax Key No: 17-50028-111

**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.

**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 .

**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.



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Taxes for the year 2012, 2013 and 2014 are delinquent in the amount of \$290.18 plus interest and penalty (not an official payoff).

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

#### Footnotes

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 All Deeds, and Documents listed on report are attached.

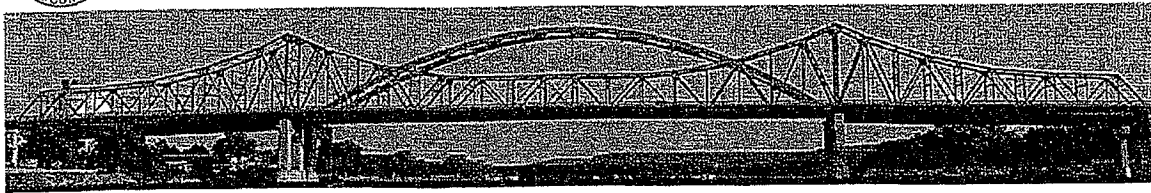
In accordance with applicant's request, we have made a search of the records in the various public offices of La Crosse County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title, Services, LLC, and The Title Company LLC) (collectively, 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 Department of Financial Institutions 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 Department of Financial Institutions 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).





La Crosse County

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## SOUTH AVE LA CROSSE

Print View

Parcel: 17-50028-110 Internal ID: 48669  
 Municipality: City of La Crosse Record Status: Current

## Parcel Information:

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  
 Qtr: NW-SE

## Parcel

## Taxes

## Outstanding Taxes

## Assessments

## Deeds

## Permits

## History

## Legal Description:

E D CLINTON AND BLACKWELLS ADDITION LOT 5 BLOCK 18 LYG S OF SOUTH AVE  
 EX S 38FT LOT S2: 622 SF +/-

## Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
SOUTH AVE	LA CROSSE

## Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
JOHNNIES BAR AND RESTAURANT		RR 1 BOX V28	DE SOTO	WI	54624-9747
C/O THERESA ZIMMERMAN		2636 SOUTH AVE	LA CROSSE	WI	54601

## Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

## Additional Information

<u>Category</u>	<u>Description</u>
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 ⓘ

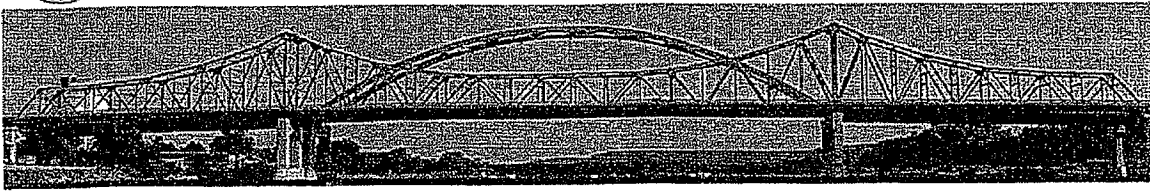
Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

La Crosse County Land Records Information  
 (Ver. 2015 5.26.0)

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## SOUTH AVE LA CROSSE

Print View

Parcel: 17-50028-110 Internal ID: 48669  
 Municipality: City of La Crosse Record Status: Current

## Tax Information:

Tax Year: 2012 ▾

## Billing Information:

Bill Number: 11672

Billed To: JOHNNIES BAR AND RESTAURANT  
 C/O ROGER R ZIMMERMANN  
 2636 SOUTH AVE  
 LA CROSSE WI 54601-6326

Total Tax: \$121.74

Payments Sch. 1

01-31-2013	\$89.22
07-31-2013	\$0.00
05-31-2012	\$31.66
07-31-2012	\$31.66

## Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.98610000
Assessed:	\$3,100	\$0.00	\$3,100	Mill Rate	0.028784072
Fair Market:	\$3,100	\$0.0	\$3,100	School Credit:	\$5.58

Taxing Jurisdiction	2011 Net Tax	2012 Net Tax	% of Change
State of Wisconsin	\$0.76	\$0.53	-30.3
La Crosse County	\$16.27	\$11.48	-29.4
Local Municipality	\$53.92	\$37.99	-29.5
La Crosse School	\$46.36	\$32.57	-29.7
WTC	\$9.36	\$6.65	-29.0
Subtotal:	\$126.67	\$89.22	

## Credits:

First Dollar Credit:	\$0.00
Lottery Credit:	\$0.00

## Additional Charges:

Interest:	\$21.58
Penalty:	\$10.94
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: \$121.74

## Payments &amp; Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	Comment
Payment to County	5/14/2014	98543	0	\$22.43	5/2014	
Payment to County	6/20/2014	98744	0	\$25	6/2014	
Totals:				\$47.43		

7/9/2015

View Parcel

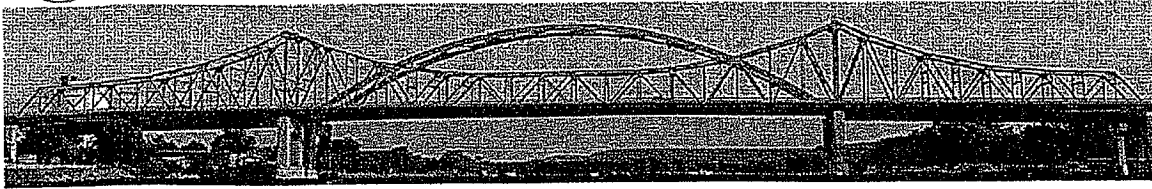
Balance: **\$74.31**

La Crosse County Land Records Information  
(Ver: 2015.6.25.0)

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## SOUTH AVE LA CROSSE

 Parcel: 17-50028-110  
 Municipality: City of La Crosse

 Internal ID: 48669  
 Record Status: Current

Print View

## Tax Information:

Tax Year: 2013 ▼

## Billing Information:

Bill Number: 11662

 Billed To: JOHNNIES BAR AND RESTAURANT  
 C/O ROGER R ZIMMERMANN  
 2636 SOUTH AVE  
 LA CROSSE WI 54601-6326

Total Tax: ① \$117.75

Payments Sch. ①

01-31-2014	\$92.73
07-31-2014	\$0.00
05-31-2012	\$31.66
07-31-2012	\$31.66

## Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	
Assessed:	\$3,100	\$0.00	\$3,100	Mill Rate	0.029909709
Fair Market:	\$3,200	\$0.0	\$3,200	School Credit:	\$5.63

Taxing Jurisdiction	2012 Net Tax	2013 Net Tax	% of Change
① State of Wisconsin	\$0.53	\$0.53	0.0
La Crosse County	\$11.48	\$11.72	2.1
Local Municipality	\$37.99	\$37.94	-0.1
LA CROSSE SCHOOL	\$32.57	\$34.76	6.7
WTC	\$6.65	\$7.78	17.0
Subtotal:	\$89.22	\$92.73	

## Credits:

First Dollar Credit:	\$0.00
Lottery Credit:	\$0.00

## Additional Charges:

Interest:	\$16.74
Penalty:	\$8.28
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:** ① \$117.75

## Payments &amp; Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	Comment
<b>Totals:</b>				\$0.00		
<b>Balance:</b> ①				\$117.75		

## Parcel

## Taxes

## Outstanding Taxes

## Assessments

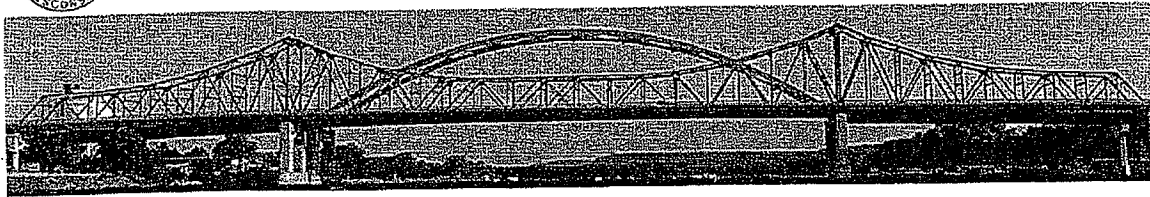
## Deeds

## Permits

## History



La Crosse County

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## SOUTH AVE LA CROSSE

Print View

Parcel: 17-50028-110 Internal ID: 48669  
 Municipality: City of La Crosse Record Status: Current

## Tax Information:

Tax Year: 2014 ▼

## Billing Information:

Bill Number: 11642

Billed To: JOHNNIES BAR AND RESTAURANT  
 C/O THERESA ZIMMERMAN  
 2636 SOUTH AVE  
 LA CROSSE WI 54601

Total Tax: \$98.12

Payments Sch. 1  
 01-31-2015 \$90.02  
 07-31-2015 \$0.00

## Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	
Assessed:	\$3,100	\$0.00	\$3,100	Mill Rate	0.029036821
Fair Market:	\$3,200	\$0.0	\$3,200	School Credit:	\$5.70

Taxing Jurisdiction	2013 Net Tax	2014 Net Tax	% of Change
STATE OF WISCONSIN	\$0.53	\$0.55	3.8
La Crosse County	\$11.72	\$11.91	1.6
Local Municipality	\$37.94	\$37.94	0.0
LA CROSSE SCHOOL	\$34.76	\$34.47	-0.8
WTC	\$7.78	\$5.15	-33.8
Subtotal:	\$92.73	\$90.02	

## Credits:

First Dollar Credit: \$0.00  
 Lottery Credit: \$0.00

## Additional Charges:

Interest: \$5.40  
 Penalty: \$2.70  
 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: \$98.12

## Payments &amp; Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	Comment
<b>Totals:</b>				<b>\$0.00</b>		
<b>Balance:</b>				<b>\$98.12</b>		

## Parcel

## Taxes

## Outstanding Taxes

## Assessments

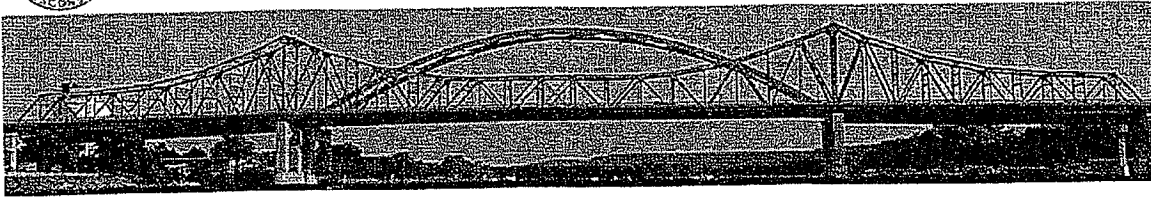
## Deeds

## Permits

## History



La Crosse County

[Home](#) | [Help](#) | [Links](#)[Parcel Search](#) | [Permit Search](#)**SOUTH AVE LA CROSSE**

Print View

Parcel: 17-50028-110 Internal ID: 48669  
 Municipality: City of La Crosse Record Status: Current

**Outstanding Taxes**

<u>Tax Yr.</u>	<u>Bill #</u>	<u>Total Tax</u>	<u>Total Paid</u>	<u>Accrued Interest</u>	<u>Accrued Penalties</u>	<u>Remaining Bal.</u>
2012	11672	\$89.22	\$47.43	\$21.58	\$10.94	\$74.31
2013	11662	\$92.73	\$0.00	\$16.74	\$8.28	\$117.75
2014	11642	\$90.02	\$0.00	\$5.40	\$2.70	\$98.12

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

La Crosse County Land Records Information  
 (Ver: 2015 5.26.0)

Site Disclaimer



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

MAR 7 1980

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

RETURN TO

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:

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.

(4)

FEE  
# 77.25 (3)  
EXEMPT

This is not  
(is) (is not)

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

Personally came before me, this 22nd day of  
Feb., 1980 the above named Duane F.  
Kromke and Jennie L. Kromke

to me known to be the person 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.

903284

497317

VOL 638 PAGE 566

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

Grantors  
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 $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 8,  
Township 15 North, Range 7 West, also known as all that  
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)

Tax Key No.

AT 11:00 A. M.

RECORDED  
CHARLES R. WHALEY, JR.  
REGISTER & CLERK  
La Crosse County, Wis

RETURN TO

FEE

# 77.25 (2)

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. 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 3rd day of December, 1979

Duane F. Kromke (SEAL)

Jennie L. Kromke (SEAL)

Jennie L. Kromke

## AUTHENTICATION

Signatures authenticated this 3rd day of  
December, 1979

W. B. Meyer

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not  
authorized by S. 705.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Robert C. Skemp

## ACKNOWLEDGMENT

STATE OF WISCONSIN

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: 1979)

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

DOCUMENT NO.  
908098

WTL 646 PAGE 223

501722

QUIT CLAIM DEED  
STATE BAR OF WISCONSIN - FORM 3  
1974

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

JUN 27 1980

quit-claims to Charlotte Stephan

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

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 June, 1980

(SEAL)

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

By: Charlotte Stephan  
Charlotte Stephan, President (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 § 708.06, 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.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County, ss.  
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  
My Commission is permanent. (If not, state expiration  
date: 10)

QUIT CLAIM DEED

STATE BAR OF WISCONSIN

Wisconsin Legal Blank Co., Inc.

**Wisconsin Circuit Court Access (WCCA)**  
**Dept. of Revenue vs. Johnnie's Bar & Restaurant of La Crosse**  
**La Crosse County Case Number 1990TW000124**

<b>Filing Date</b>	<b>Case Type</b>	<b>Case Status</b>
02-21-1990	Tax Warrants	Filed Only
<b>Class Code Description</b>	<b>Responsible Official</b>	

**Parties**

<b>Party Type</b>	<b>Party Name</b>	<b>Party Status</b>
Plaintiff	Dept. of Revenue	
Defendant	Johnnie's Bar & Restaurant of La Crosse	

**Civil Judgment(s)**

<b>Type</b>	<b>Debtor Name</b>	<b>Multiple Debtors</b>	<b>Amount</b>	<b>Satisfaction</b>	<b>Judgment Status</b>	<b>Satis. Date</b>
Delinquent tax warrant	Johnnie's Bar & Restaurant of La Crosse	No	\$ 227.42	No		

**Party Details**

**Dept. of Revenue - Plaintiff**

<b>Date of Birth</b>	<b>Sex</b>	<b>Race<sup>1</sup></b>
<b>Address</b>	<b>Address Updated On</b>	

**Johnnie's Bar & Restaurant of La Crosse - Defendant**

<b>Date of Birth</b>	<b>Sex</b>	<b>Race<sup>1</sup></b>
<b>Address</b>	<b>Address Updated On</b>	
2620 South Ave, La Crosse, WI 54601	01-15-2003	

**Delinquent tax warrant**

<b>County</b>	<b>Case Number</b>	<b>Case Caption</b>
La Crosse	1990TW000124	Dept. of Revenue vs. Johnnie's Bar & Restaurant of La Crosse
<b>Judgment/Lien Date</b>	<b>Total Amount</b>	<b>Warrant Number</b>

02-21-1990 \$ 227.42 034876-000-0

**Date and Time Docketed Service/Event Date**

02-21-1990 at 04:00 pm

Satisfaction	Judgment Status	Date	Type Of Tax
--------------	-----------------	------	-------------

No

**Property/Remarks****Judgment Parties**

Party Type	Name	Dismissed	Status	Address
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

- 1 The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.
- 2 Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

