

2612 SOUTH AVE LA CROSSE

Parcel: 17-50028-111
 Internal ID: 48670
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.213
 Township: 15
 Range: 07
 Section: 08

Abbreviated Legal Description:

E D CLINTON AND BLACKWELLS ADDITION LOTS 4 & 7 EX W 78FT & LOTS 8, 9 & 10 LYG S OF SOUTH AVE BLOCK 18 LOT SZ: 9779 SF +/-

Property Addresses:

Street Address	City(Postal)
2612 SOUTH AVE	LA CROSSE
2630 SOUTH AVE	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
PAUL J PRETASKY	Owner	N1095 LAUTERBACH RD	LA CROSSE	WI	54601
JENNIFER M PRETASKY	Owner	N1095 LAUTERBACH RD	LA CROSSE	WI	54601

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: 11583

Billed To:

PAUL J, JENNIFER M
 PRETASKY
 N1095 LAUTERBACH RD
 LA CROSSE WI 54601

Total Tax: 3533.23

Payments Sch.

1-31-2020	883.30
3-31-2020	883.31
5-31-2020	883.31
7-31-2020	883.31

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.920960166
Assessed:	68500	72300	140800	Mill Rate	0.025649683
Fair Market:	74400	78500	152900	School Credit:	272.81
Taxing Jurisdiction:			2018 Net Tax	2019 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 581.0600	\$ 515.4000	-11.3000
Local Municipality			\$ 1696.2200	\$ 1462.4700	-13.8000
LA CROSSE SCHOOL			\$ 1577.4600	\$ 1412.4600	-10.5000
WTC			\$ 251.9600	\$ 221.1500	-12.2000
			Credits:		
			First Dollar Credit:	78.25	
			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:	3533.23	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/28/2020	815553	0	\$ 883.30	1/2020
Payment to Local Municipality	3/27/2020	828173	0	\$ 883.31	3/2020
Payment to Local Municipality	5/26/2020	835772	0	\$ 883.31	5/2020
Payment to Local Municipality	7/27/2020	845246	0	\$ 883.31	7/2020
			Totals:	\$ 3533.23	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2019	0.224	68500	72300	140800	5/24/2018

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
866	574	1035780	4/18/1990	SHERIFF'S DEED
880	876	1044139	11/5/1990	Warranty Deed
1312	589	1225056	4/13/1999	Warranty Deed
1312	590	1225057	4/13/1999	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
 Property Address: 2612 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.

NUMBER

406493

This Indenture, Made this 9th day of January A. D. 1941
 between John Stephan and Lenora Stephan, his wife,

parties of the first part, and
John Stephan and Lenora Stephan, his wife, 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

to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part their heirs and assigns forever, the following described Real Estate, situated in the County of La Crosse, and State of Wisconsin, to-wit:

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8 in Township 15 North, Range 7 West, formerly known as all of Lot 7, except that part thereof lying West of a line parallel with and 78 feet distant east from the west line thereof; all of Lot 4; and all of Lot 5 except that part thereof lying South of a line parallel with and 38 feet distant north from the south line thereof, all being in Block 18 of Clinton and Blackwell's Addition to the City of La Crosse, said plat now vacated.

The object of this deed is to create joint tenancy.

TOGETHER, with all and singular, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

AND THE SAID John Stephan and Lenora Stephan, his wife

for themselves, their heirs, executors and administrators, do covenant covenant, grant, bargain and agree to and with the said parties of the second part their heirs and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part they their heirs and assigns, against all and every person on persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have their hereunto set their hand and seal 9th day of January A. D. 1941.

Signed and Sealed in Presence of

C. K. Pettingill

Wilma F. Schilling

STATE OF WISCONSIN

La Crosse County

John Stephan (SEAL.)

Lenora Stephan (SEAL.)

(SEAL.)

(SEAL.)

Personally came before me, this 9th day of January A. D. 1941
 the above named John Stephan and Lenora Stephan, his wife

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



Wilma F. Schilling

Notary Public La Crosse County, Wisconsin

My Commission expires May 4 A. D. 1941

Recorded January 9 A. D. 1941 at 2:30 o'clock P. M.

Chas. J. Wachs Register of Deeds

LAW OFFICES
OTTO M. SCHLABACH
522 HOESCHLER BUILDING
LA CROSSE, WISCONSIN

STATE OF WISCONSIN

LA CROSSE COUNTY

IN CIRCUIT COURT

Christ Limpert, retired,
residing at 227 Copeland
Avenue, La Crosse, Wisconsin,

Plaintiff

v.

Frank J. Mashek, a laborer
and Caroline Mashek, his wife,
a housewife, each living at
2612 South Avenue in the City
of La Crosse, Wisconsin,


Defendants

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN, that an action has
been commenced and is now pending in the above named court upon a
complaint of the above named plaintiff and against the above named
defendants; that the object of said action is to foreclose a mortgage,
bearing date the 1st of April, 1925 executed by Frank J. Mashek and
Caroline Mashek, his wife, to Christ Limpert, and recorded in the
office of the Register of Deeds for La Crosse County on the 6th day of
April, 1925 at 2:30 P.M., in Volume 96 of Mortgages, on page 584;
that said action affects the title to the real estate described as
follows, to-wit:

All that part of Lots Numbers Eight (8), Nine
(9) and Ten (10) of Block Number Eighteen (18)
of Clinton and Blackwell's Addition to the City
of La Crosse, which lies South of the Mormon
Coulee Road, the same being that part of the
North-west quarter of the South-east quarter
(NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Number Eight (8),
Township 15 Range Number Seven (7) West, former-
ly known as Clinton and Blackwell's Addition to
La Crosse, said plat now vacated.

Dated May 6, 1941.


Plaintiff's Attorney

P.O. Address:
Room 522 Hoeschler Building
La Crosse, La Crosse County,
Wisconsin

State of Wisconsin
La Crosse County 411647
In Circuit Court

Christ Limpert,
Plaintiff

vs.

Frank J. Mashek and
Caroline Mashek,
his wife,

Defendants

96-584

NOTICE OF LIS PENDENS

Per 8-9-10 Rule 18 Clinton & Blushville

1710. 82-8-15-7

OFFICE OF RECORDER OF DEEDS
U. S. DIST. CT. BLDG.
RECEIVED AND FILED

MAY 8 1948

[Signature]

W

LAW OFFICES
OTTO M. SCHLABACH
522 HOESCHLER BUILDING
LA CROSSE, WISCONSIN

MAY 8 1948

2125

11/13

Sheriff, La Crosse County
To
Christ Limpert

SHERIFF'S DEED

WHEREAS, A JUDGMENT OF FORECLOSURE and SALE was rendered in the Circuit Court of La Crosse County, Wisconsin, on the 2nd day of June, 1941, in a certain action wherein Christ Limpert was plaintiff and Frank J. Mashek and Caroline Mashek, his wife, were defendants; and in pursuance thereof, after due advertising, the mortgaged premises hereinafter described were sold on the 12th day of November, 1942, to Christ Limpert for the sum of four Thousand (\$4,000.00) — Dollars, he being the highest bidder therefor;

AND WHEREAS, the said Christ Limpert (~~XXXXXX~~) ~~XXXXXXXXXXXX~~ is now entitled to conveyance thereof according to law:

NOW, THEREFORE, I, L. G. Schaefer, the sheriff (~~XXXXXXXXXX~~) in consideration of the premises and of the said sum of —four thousand (\$4,000.00) — Dollars, paid by the said Christ Limpert hereby convey to said Christ Limpert the following tract of land in La Crosse County, Wisconsin:

All that part of Lots Number Eight (8), Nine (9) and Ten (10) of Block Number Eighteen (18) of Clinton and Blackwell's Addition to the City of La Crosse, which lies South of the Mormon Coulee Road, the same being that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Number Eight (8), Township Fifteen (15), Range Number Seven (7) West, formerly known as Clinton and Blackwell's Addition to La Crosse, said plat now vacated.

WITNESS, the hand and seal of said sheriff (~~XXXXXXXXXX~~) this 12th day of November, 1942.

IN PRESENCE OF

Helen D. Wavra

Pearl M. Instenes

L. G. Schaefer

Sheriff

of La Crosse County, Wisconsin.

STATE OF WISCONSIN,

SS.

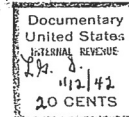
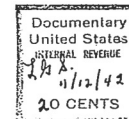
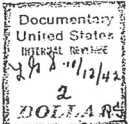
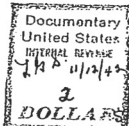
LA CROSSE COUNTY.

Personally came before me, this 12th day of November, 1942, the foregoing named L. G. Schaefer sheriff (~~XXXXXXXXXX~~) of La Crosse County, Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Pearl M. Instenes

Notary Public, La Crosse County, Wisconsin,
My Commission Expires
My Commission Expires November 18, 1945.

Recorded January 27th, 1943 at 1:50 P.M.



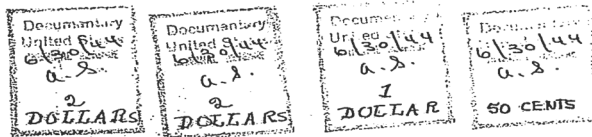
NUMBER

449937

This Indenture, Made this 29th. day of June A. D., 1944
between William Limpert and Helen Limpert, his wife of Altura, Minnesota; Anna Shafer and Caroline Engaas of La Crosse, Wisconsin,
parties of the first part, and
Harry N. Schmidt and Catherine Schmidt, his wife, as joint tenants and to the survivor of them,
parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration
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, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part their heirs and assigns forever, the following described Real Estate, situated in the County of La Crosse, and State of Wisconsin, to-wit:

All that part of Lots 8, 9 and 10 of Block 18 of Clinton and Blackwell's Addition to the City of La Crosse, which lies South of the Mormon Coulee Road, the same being that part of the NW 1/4 of the SE 1/4 of Section 8 Township 15 North, Range 7 West, formerly known as Clinton and Blackwell's Addition to La Crosse, said plat now vacated.



TOGETHER, with all and singular, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and all the estate, right, title, interest claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.
AND THE SAID William Limpert and Helen Limpert, his wife, Anna Shafer and Caroline Engaas,

for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part their heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above described, as of a good, sure, perfect, absolute and infeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal this 29th. day of June, A. D., 1944.

Signed and Sealed in Presence of
Albert Kramer
Phyllis Logervall
Wilma F Schilling
C K Pettingill

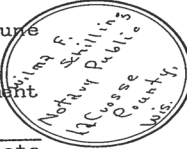
William Limpert (SEAL)
Helen Limpert (SEAL)
Anna Shafer (SEAL)
Caroline Engaas (SEAL)

STATE OF WISCONSIN
La Crosse County }

Personally came before me, this 30th day of June, A. D., 1944,
the above named Anna Shafer and Caroline Engaas,

to me known to be the persons who executed the foregoing instrument and acknowledged the same.
STATE OF MINNESOTA }
Winona, Minnesota } ss

Personally came before me, this 29th. day of June A.D. 1944 the above named William Limpert and Helen Limpert, his wife, to me known to be the persons who acknowledged the foregoing instrument and acknowledged the same.



Albert Kramer
Notary Public, Winona County, Minnesota
My commission expires Dec. 30, 1945

Wilma F. Schilling
Notary Public La Crosse County, Wis.
My Commission expires April 29 A. D., 1945

Recorded June 30th, A. D. 1944 at 2:35 o'clock P. M.
Chas. J. Wachs Register of Deeds

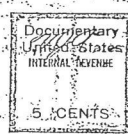
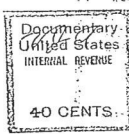
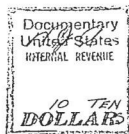
NUMBER

493205

This Indenture, Made this 4th day of June A. D., 1947
 between VICTOR J. ARNESON and KATHRYN ARNESON, his wife
CHESTER B. JOHNSON and LILLIAN D. JOHNSON, his wife, jointly as joint tenants, with right
of survivorship part ies of the second part.

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of One dollar (\$1.00) and
other valuable considerations dollars
 to them in hand paid by the said part ies of the second part, the receipt whereof is hereby confessed and acknow-
 ledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed and by these presents do give, grant, bargain,
sell, remise, release, alien, convey and confirm unto the said part ies of the second part their heirs and assigns forever,
 the following described Real Estate, situated in the County of La Crosse, and State of Wisconsin, to-wit:

All that part of Lots Eight (8), Nine (9) and Ten (10), Block 18
 of Clinton and Blackwell's Addition to the City of La
 Crosse, which lies South of the Mormon Coulee Road,
 the same being that part of the Northwest Quarter of
 the Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) Section Eight (8)
 Township Fifteen (15) North, Range Seven (7) West,
 formerly known as Clinton and Blackwell's Addition to
 La Crosse, said plat now vacated.



1947 taxes pro-rated and assumed by parties of the
 second part.

TOGETHER, with all and singular, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and all the estate,
 right, title, interest claim or demand whatsoever, of the said part ies of the first part, either in law or equity, either in possession or expectancy of, in
 and to the above bargained premises and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the said part ies of the second
 part, and to their heirs and assigns FOREVER.

AND THE SAID VICTOR J. ARNESON and KATHRYN ARNESON, his wife

for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and
 with the said part ies of the second part their heirs and assigns, that at the time of the enseal-
 ing and delivery of these presents they are well seized of the premises above described, as
 of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all encum-
 brances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part ies of the second part, their
they heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof,
they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hands and seal this 4th
day of June, A. D., 1947.

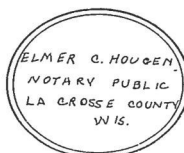
Signed and Sealed in Presence of

Elmer C. Hougén
Elmer C. Hougén
Virginia L. Wampler
Virginia L. Wampler
 STATE OF WISCONSIN
 La Crosse County } ss.

Victor J. Arneson (SEAL)
Victor J. Arneson
Kathryn Arneson (SEAL)
Kathryn Arneson (SEAL)

Personally came before me, this 4th day of June, A. D., 1947
 the above named VICTOR J. ARNESON and KATHRYN ARNESON, his wife

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



Elmer C. Hougén
Elmer C. Hougén
 Notary Public La Crosse County, Wis.

My Commission expires May 15 A. D., 1949

Recorded June 12th A. D., 1947 at 4:20 o'clock P. M.

Chas. J. Wachs Register of Deeds

686429

Section 235.16, Wisconsin Statutes

This Indenture, Made this 30th day of June, A. D., 19 58,

between John Stephan and Lenora C. Stephan, his wife,

part ies of the first part, and

John J. Stephan and Arleen Stephan, his wife jointly as joint tenants with
right of survivorship, part ies of the second part,Witnesseth, That the said part ies of the first part, for and in consideration of the sum of
One Dollar and other considerationto them in hand paid by the said part ies of the second part, the receipt whereof is hereby confessed
and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and
by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part ies
of the second part, their heirs and assigns forever, the following described real estate, situated in the
County of La Crosse and State of Wisconsin, to-wit:All of Lot number Seven (7) except that part thereof lying West of a
line parallel with and 78 feet distant east from the west line thereof;
all of Lot Number 4; and all of Lot number 5 except that part thereof
lying south of a line parallel with and 38 feet distant north from the
south line thereof; all lying and being in Block number 18 of Clinton and
Blackwell's Addition to the City of La Crosse, according to the recorded
plat thereof now vacated, and south and west of the Mormon Coulee Road
now named South Avenue.An adjustment has been made regarding 1958 taxes, and grantees agree to
pay the same when they become due.Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part ies of the
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and
their hereditaments and appurtenances.To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto
the said part ies of the second part, and to their heirs and assigns FOREVER.

And the said John Stephan and Lenora C. Stephan, his wife,

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree
to and with the said part ies of the second part, their heirs and assigns, that at the time of the ensembling
and delivery of these presents, they are well seized of the premises above described, as of a good, sure,
perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from
all incumbrances whatever,and that the above bargained premises in the quiet and peaceable possession of the said part ies of the second
part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof, they will forever WARRANT AND DEFEND.In Witness Whereof, the said part ies of the first part have hereunto set their hands and seals
this 30th day of June, A. D., 19 58

SIGNED AND SEALED IN PRESENCE OF

Leonard F. Roraff

Virginia Van Sickle

This Instrument Was Drafted by

LEONARD F. RORAFF

Attorney at Law

JOHN STEPHAN

LENORA C. STEPHAN

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Wisconsin,

La Crosse County.

ss.

Personally came before me, this 30th day of June, A. D., 1958

the above named John Stephan and Lenora C. Stephan, his wife,

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



Leonard F. Roraff

Notary Public, La Crosse County, Wis.

My commission expires Sept. 10, A. D., 1961.



Warranty Deed

This instrument should be immediately placed upon record to avoid future trouble and litigation.

REGISTER'S OFFICE,

State of Wisconsin,

La Crosse County.

Received for Record this 3 day of

July A. D., 1958,

at 1:40 o'clock P.M., and recorded

in Vol. 270 of Deeds, on page 249.

Garnett B. Roraff

Register of Deeds.

R. S. Roraff

Deputy.

JUL 3 1958

2750 450

D. C. R. 2750

Leds 7-4-5- Sub 18 Clinton & Beckwith

Add.

No. 686429

John Stephan

TO

John & Lenora Stephan

Premises.

VOL 300 PAGE 408

This Article of Agreement,

Made and concluded this 27th day of February, A. D., 1959.

by and between Chester B. Johnson and Lillian Johnson, his wife

parties of the first part,

and Alvin C. Meyer and Hazel F. Meyer, his wife and as joint tenants

parties of the second part.

Witnesseth, First, That the said parties of the second part hereby agree and bind their

legal representatives, to pay, or cause to be paid, to the said parties of the first part, their heirs

or assigns, the sum of Thirteen Thousand Five Hundred (\$13,500.00) Dollars, in the manner following:

Fifteen Hundred Dollars (\$1500.00) Dollars, at the sealing and delivery hereof:

The balance of \$12,000.00 to become due on Sept. 1, 1959 or at such time as the Meyer property at 2904 Robinsdale Avenue in the Town of Shelby, La Crosse County, Wisconsin shall be sold, if such sale takes place before Sept. 1, 1959. Interest on the \$12,000 shall be at a rate of 5% per annum computed semi-annually. Said Meyer property at 2904 Robinsdale Avenue shall be listed with the Hoeschler Realty Company through Robert A. Deal.

The said payments to be made to the parties of the first part, at Hoeschler Realty Company, 117 No. 1st Street, La Crosse, Wis.

and the same being intended to apply, when fully completed as the purchase money for the following tract, piece or parcel of land, situated in the County of La Crosse and State of Wisconsin, to-wit:

Lots 8 and 9 lying South of South Avenue, Blk. 18, formerly known as Clinton and Blackwell's Addn. to the City of La Crosse.

The said parties of the second part further agree that they will pay, when due and payable, all taxes and assessments which have been assessed or levied on the above described premises since the 1st day of January, A. D., 1959, and also all such as may be hereafter assessed or levied thereon or upon the interest of said parties of the first part in said premises; and also all taxes and assessments now or hereafter assessed or levied against any mortgage which may exist against said premises or against the note or the indebtedness secured by such mortgage or against the interest in said premises of any party holding a mortgage against said premises during the term of this contract, and promise and agree that the interest of the parties of the first part and the interest of the parties of the second part in said real estate and the interest of any party holding a mortgage against said real estate during the term of this contract, shall be assessed for taxation and taxed together, without separate valuation as unincumbered real estate and shall be paid by the said parties of the second part and the said parties of the second part hereby waive all rights of offsets or deductions because of the payment of any such taxes and assessments, until the aforesaid purchase money shall be fully paid, in the manner above stated.

The parties of the second part further agree that the said parties of the first part shall insure and keep insured against loss or damage the buildings now on said premises and such as may hereafter be erected thereon during the life of this contract in the sum of at least Twelve Thousand (\$12,000.00) Dollars, against loss or damage by fire.

in the name of the parties of the first part as owner in fee, with clause in said policy that the said parties of the second part have a land contract interest therein and the loss, if any, under such insurance shall be payable to the said parties of the first part to the extent of their interest and the surplus, if any, to the said parties of the second part, subject, however to the rights of mortgagees, if any, respecting such insurance; such policy or policies to be held by the said parties of the first part, their heirs, legal representatives or assigns, as collateral to this contract; and the said parties of the second part shall pay the premium on such policy or policies when due, and in case of the failure or neglect of the

said part.ies of the second part to pay such premiums when due, said part.ies of the first part, their heirs, legal representatives or assigns may pay the same and charge the cost thereof with interest thereon at the legal rate, to the said part.ies of the second part, and the same shall be considered and taken to be an additional part of the consideration of this contract.

The part.ies of the second part further agree to hold the said premises from the date hereof, as the tenants by sufferance of the said parties of the first part, subject to be removed as their tenants holding over, by process under the statute in such case made and provided, whenever default shall be made in the payment of any of the installments of purchase money, interest, taxes, assessments or insurance premiums as above specified; and also to keep the building, fences and improvements on said premises in as good repair and condition as they now are, except ordinary wear and decay, and not to do any act whatsoever which tends to depreciate the value of said premises.

Second, That the said part.ies of the first part, hereby agree and bind their heirs, executors and administrators, that in case the aforesaid sum of Twelve Thousand (\$12,000.00) Dollars, with the interest and other moneys shall be fully paid and all the conditions herein provided shall be fully performed at the times and in the manner above specified, they will on demand, thereafter cause to be executed and delivered to the said part.ies of the second part, or their heirs or legal representatives, a good and sufficient Warranty Deed, in fee simple, of the premises above described, free and clear of all legal liens and incumbrances, except the taxes and assessments herein agreed to be paid by the part.ies of the second part, and except any liens or incumbrances created by the act or default of the part.ies of the second part, their heirs, legal representatives or assigns.

Third, It is distinctly agreed and understood by and between the parties hereto, that if the said part.ies of the second part shall fail to make any of the payments of purchase money and interest above specified, at the times and in the manner above specified, or fail to pay the taxes and assessments, or fail to insure and keep insured the premises herein as above stipulated, or fail to pay any of all insurance premiums herein specified, or violate any other terms or conditions herein contained, this agreement shall at the option of the said part.ies of the first part be henceforth utterly void without any notice whatsoever, and all payments thereon forfeited, subject to be revived and renewed only by the act of the part.ies of the first part, or the mutual agreement of both parties; and whenever such default or violation shall occur, the part.ies of the second part shall have no further right to collect rents from tenants, if any, of the said real estate, or any part thereof, but such rents shall be collected by, and belong to the part.ies of the first part.

The said part.ies of the second part further promise and agree that in case of the commencement of an action to foreclose this contract and also in case of the foreclosure thereof, they will pay, in addition to the taxable costs and expenses incurred, a reasonable sum of money as attorney's fees.

In Witness Whereof, the said parties have hereunto set their hands and seals this 27th day of February, A. D., 1959.

SIGNED AND SEALED IN PRESENCE OF

Bernice D. Patterson
Bernice D. Patterson
Lillian Johnson

Alvin C. Meyer (SEAL)
Hazel E. Meyer (SEAL)
Chester B. Johnson (SEAL)
Lillian Johnson (SEAL)

State of Wisconsin,

La Crosse County, ss.

Personally came before me, this 27th day of February, A. D., 1959, the above named Alvin C. Meyer and Hazel E. Meyer, his wife and Chester B. Johnson and Lillian Johnson, his wife to me known to be the person who executed the foregoing instrument and acknowledged the same.

Robert A. Deal

Robert A. Deal
Notary Public, La Crosse County, Wis.
My commission expires April 9, A. D., 1962

Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.

Chester B. Johnson
Alvin C. Meyer
Premises, Lot 8 & 9, Block 15
Clinton & Blackwell Roads

Land Contract

This instrument should be immediately placed upon record to avoid future trouble and litigation.

REGISTER'S OFFICE,

State of Wisconsin,

La Crosse County,

Received for Record this 3 day of

April, A. D., 1959

at 2:50 clock P. M., and recorded in

Vol. 240 of Books on page 408

Ernest B. Rung

Register of Deeds.

Deputy.

No. 694741

APR - 3 1959 P. 250
PREPARED BY
ATTY. Russell Cleary

Bot Deal - Thacker Road - 117 N. 4

This Indenture, Made this 11th day of September, A. D., 19 59,
between

ELMER R. KASTENSCHMIDT AND EVELYN W. KASTENSCHMIDT, HIS WIFE;

part IES of the first part, and

ALVIN H. FRITZ AND ELNORA F. FRITZ IN HER OWN RIGHT AND AS THE WIFE
OF ALVIN H. FRITZ

part IES of the second part.

Witnesseth: That the said part IES of the first part, for and in consideration of the sum of
ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

to THEM in hand paid by the said part IES of the second part, the receipt whereof is hereby
confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed
and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and
confirm unto the said part IES of the second part, THEIR heirs and assigns
forever, the following described real estate, situated in the County of LA CROSSE
and State of Wisconsin, to-wit:

THAT PART OF THE NORTHWEST ONE-QUARTER ($NW\frac{1}{4}$) OF THE SOUTHEAST ONE-QUARTER
($SE\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP FIFTEEN (15) NORTH OF RANGE SEVEN (7)
WEST, IN THE CITY OF LA CROSSE, FORMERLY KNOWN AS LOT EIGHT (8) IN BLOCK
NINE (9) (NOW VACATED), OF E. D. CLINTON AND BLACKWELL'S ADDITION, EXCEPT
THE EAST EIGHT (8) FEET THEREOF, LA CROSSE COUNTY, WISCONSIN.

1959 taxes have been adjusted and are assumed by parties of the second part.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise
appertaining; and all the estate, right, title, interest, claim, or demand whatsoever, of the said part IES
of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained
premises and their hereditaments and appurtenances.

To Have and to Hold, the said premises as above described with the hereditaments and appurtenances,
unto the said part IES of the second part, and to THEIR heirs and assigns FOREVER.

And the Said ELMER R. KASTENSCHMIDT AND EVELYN W. KASTENSCHMIDT
for THEIR heirs, executors and administrators, do covenant, grant, bargain and
agree to and with the said part IES of the second part, THEIR heirs and assigns, that at the time of
the ensealing and delivery of these presents THEY ARE well seized of the premises above described,
as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and
that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part IES of the

Transfer Jt. Prop Vol. 696 page 159

second part, THEIR heirs and assigns, against all and every person or persons, lawfully claiming the whole or any part thereof, THEY will forever WARRANT and DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set THEIR hands and seals this 11th day of September, A. D., 19 59.

--Signed and Sealed in Presence of

Marilyn Skouironski
Marilyn Skouironski

Amanda J. Maxey
Amanda J. Maxey

Elmer R. Kastenschmidt (Seal)
ELMER R. KASTENSCHMIDT

Evelyn W. Kastenschmidt X (Seal)
EVELYN W. KASTENSCHMIDT

____ (Seal)

____ (Seal)

State of Wisconsin

Kenosha

ss.

County.

Personally came before me, this

11th day of September, A. D., 19 59,

ELMER R. KASTENSCHMIDT AND EVELYN W. KASTENSCHMIDT

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

Paul Seeger

Notary Public, Kenosha County, Wisconsin,

My commission expires Sept 3, A. D., 1961.

Drafted by BOSSHARD & ARNESON, 404 LINKER BUILDING, LA CROSSE, WISCONSIN

(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

No. 700478

Elmer R. Kastenschmidt

wife

To

Alvin H. Fritz his wife

Nov 23-8-15-7

Rt 2 Bk 9 Clinton & Blackwell's add.

WARRANTY DEED

REGISTRAR'S OFFICE,
State of Wisconsin

Kenosha County.

Received for Record this 18 day of

Sept, A. D., 19 59

at 3 to 4 o'clock P. M., and recorded in

Vol 308 of Deeds on page 479

Emmett B. Ramsey

Register of Deeds.

Deputy.

SEP 18 1959 2:40 4/1/59

FIRST FEDERAL LAX

765858

VOL 403 PAGE 121

This Indenture, Made this 27th day of September, A.D., 1965,
between Alvin C. Meyer and Hazel F. Meyer, his wife,
parties of the first part
and Chester B. Johnson and Lillian Johnson, his wife, 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 (\$1.00) only-----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:

Lots 8 and 9 lying South of South Avenue, Block 18, formerly known
as Clinton and Blackwell's Addition to the City of La Crosse.

This Quit Claim Deed is to release any and all interest received
pursuant to Land Contract of February 27, 1959 recorded April 3, 1959
in Vol. 300 of Records, Page 408, on which Land Contract nothing has
been paid on principal except the down payment. This Quit Claim Deed
is received in full settlement by Chester B. Johnson and Lillian
Johnson of all claims against parties of the first part by reason of
such Land Contract.

An air conditioning unit may be removed by parties of the first
part provided duct work is restored and intact.

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 27th day of September, A.D., 1965.

Signed and Sealed in Presence of

William J. Sauer

Betty Counterman

Alvin C. Meyer (Seal)

Hazel F. Meyer (Seal)

State of Wisconsin,

La Crosse

County.

Personally came before me, this 27th day of September, A.D., 1965,

the above named Alvin C. Meyer and Hazel F. Meyer, his wife,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

William J. Sauer

Notary public, La Crosse County, Wis.

My commission expires ~~XXXXXX~~
is permanent.

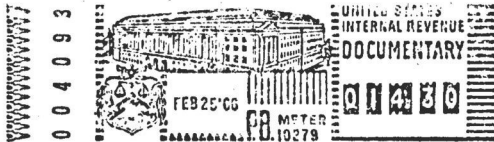
RECORDED

OCT 1 1965

AT 9:00 AM
EVERETTE B. RUNGE
REGISTER OF DEEDS

Drafted by Attorney William J. Sauer, 212 First Federal Bldg.,
La Crosse, Wisconsin

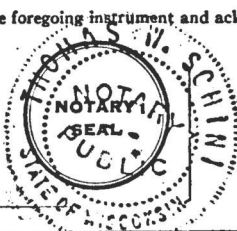
768925

THIS INDENTURE, Made by Chester B. Johnson and
Lillian D. Johnson, a/k/a Lillian Johnson,
his wife,grantor S of La Crosse County, Wisconsin, hereby conveys and warrants
to Robert A. Dealgrantee
of La Crosse County, Wisconsin, for the sum of
One Dollar (\$1.00) and other valuable considera-
tionsthe following tract of land in La Crosse County, State of Wisconsin;Part of the NW1/4 of the SE 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).Real estate taxes for 1966 have been pro-rated and are
hereby assumed by Grantee.IN WITNESS WHEREOF, the said grantor S ha Ve hereunto set their hand S and seal S this 25th
day of February, A. D., 19 66.

SIGNED AND SEALED IN PRESENCE OF

Thomas W. Schini
Thomas W. SchiniElaine Kohner
Elaine KohnerChester B. Johnson (SEAL)Lillian D. Johnson (SEAL)Lillian D. Johnson (SEAL)_____ (SEAL)_____ (SEAL)STATE OF WISCONSIN,
La Crosse County, } ss.Personally came before me, this 25th day of February, A. D., 19 66.
the above named Chester B. Johnson and Lillian D. Johnson, a/k/a Lillian
Johnson, his wife,to me known to be the person S who executed the foregoing instrument and acknowledged the same.

This instrument drafted by

Attorney William J. Sauer
212 First Federal Bldg.
LaCrosse, WisconsinNotary Public La Crosse County, Wis.My Commission (Expires) (15) March 30, 1969(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the
names of the grantors, grantees, witnesses and notary).

776241

VOL 422 PAGE 551

THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made this 10th day of February, A. D. 1967,
between Robert A. and Gertrude I. Deal

Rueben F. and Irene M. Uttke, parties of the first part, and
tenants

parties of the second part,
Witnesseth, That the said part of the first part, for and in consideration
of the sum of One dollar (\$1.00) and other valuable
considerations

to them in hand paid by the said part of the second part, the receipt
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened,
conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and
confirm unto the said part of the second part, their heirs and assigns forever, the following
described real estate, situated in the County of La Crosse and State of Wisconsin, to-wit:

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 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).

Subject however to a first mortgage in favor of the First Federal Savings and Loan
Association of La Crosse for \$10,300.00 dated Feb. 25, 1966 and recorded March 1, 1966
in Vol. 409 of Records, on page 57 which mortgage the parties of the second part herein
assume and agree to pay, the balance of which to date is \$10,247.40.

Real estate taxes for 1967 are assumed by Grantee

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereto in any wise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and
their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto
the said part of the second part, and to their heirs and assigns FOREVER.

And the said Robert A. and Gertrude I. Deal

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and
agree to and with the said part of the second part, their heirs and assigns, that at the time of the
ensailing and delivery of these presents they are well seized of the premises above described, as of a
good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are
free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said part of the second
part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said part of the first part have hereunto set their hand and
seals this 10th day of February, A. D. 1967

SIGNED AND SEALED IN PRESENCE OF

Martha Flugstad
Martha Flugstad

R. S. Mottullin
R. S. Mottullin

Robert A. Deal (SEAL)
Robert A. Deal

Gertrude I. Deal (SEAL)
Gertrude I. Deal

(SEAL)

(SEAL)

State of Wisconsin, County } Personally came before me, this 10th day of February, A. D. 1967,
the above named Robert A. and Gertrude I. Deal

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

THIS INSTRUMENT WAS DRAFTED BY

Richard O. Wrobel

Notary Public, La Crosse County, Wis.

Robert A. Deal

My commission (expires) May 3, 1970

828543

BY THIS DEED, Irene M. Uttke

Grantor conveys and warrants to Johnnie Stephan

for a valuable consideration _____
Grantee _____

the following described real estate in La Crosse County, State of Wisconsin:

RECORDED

APR 19 1973

AT 11:10 A.M.
EVERETTE B. RUNGE
REGISTER OF DEEDS

RETURN TO

Tax Key # _____
This is _____ homestead property.

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).

Exception to warranties: None

TRANSFER
9.00
FEE

Executed at La Crosse, Wisconsin this 13 day of April, 1973.

SIGNED AND SEALED IN PRESENCE OF

Leon E. Sheehan

Irene M. Uttke (SEAL)

(SEAL)

(SEAL)

(SEAL)

Signatures of Irene M. Uttke

authenticated this 13 day of April, 1973

Leon E. Sheehan

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

STATE OF WISCONSIN

County. } ss.

Personally came before me, this _____ day of _____, 19____,
the above named _____

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

This instrument was drafted by

Edwards, Hafner, McDonald & Becker, Ltd.

Notary Public _____ County, Wis.

The use of witnesses is optional.

My Commission (Expires) (Is) _____

AT 11:10 A.
EVERETTE B. RUNGE
REGISTER OF DEEDS

RETURN TO

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).

Exception to warranties: None

Executed at La Crosse, Wisconsin this 13 day of April, 1973.

SIGNED AND SEALED IN PRESENCE OF

Richard C. Thompson

Jeneen M. Jensen

Rueben F. Uttke

Signatures of Rueben F. Uttke

authenticated this 13 day of April, 1973

Richard C. Thompson

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

STATE OF WISCONSIN

County. } ss.

Personally came before me, this _____ day of _____, 19____
the above named _____

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

This instrument was drafted by

Edwards, Hafner, McDonald & Becker, Ltd.

Notary Public _____ County, Wis.

The use of witnesses is optional.

My Commission (Expires) (Is) _____

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

WARRANTY DEED-STATE BAR OF WISCONSIN, FORM NO. 2 - 1971

H C Miller Company