

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:7/16/15 9:58 am

Last Revised on:7/16/15 9:58 am

Printed on:7/16/15 9:59 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:Paul J. Pretasky and Jennifer M. Pretasky, husband and wife

Property address:2612 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, formerly known as all 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, formerly known as Lot 7, EXCEPT the West 78 feet thereof, all of Lot 4, lying Southerly of South Avenue in Block 18 (now vacated) of E.D. Clinton & Blackwell's Addition to the City of La Crosse, La Crosse County, Wisconsin.

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

None

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 2014 in the amount of \$4,088.38 are being paid on a payment plan. The balance due is \$1,001.91 : All installments that are due have been paid and there are no delinquent balances.



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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.

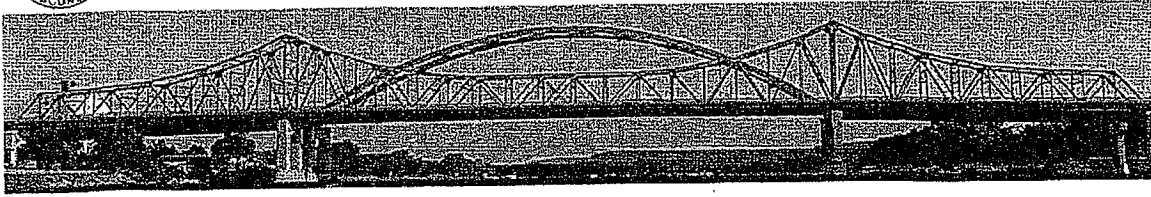
In accordance with applicant's request, we have made a search of the records in the various public offices of La Crosse County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title, 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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2612 SOUTH AVE LA CROSSE

Print View

Parcel: 17-50028-111 Internal ID: 48670
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

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
 Qtr: NW-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

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:

<u>Street Address</u>	<u>City/Postal</u>
2612 SOUTH AVE	LA CROSSE
2630 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>
PAUL J PRETASKY		N1095 LAUTERBACH RD	LA CROSSE	WI	54601
JENNIFER M PRETASKY		N1095 LAUTERBACH RD	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

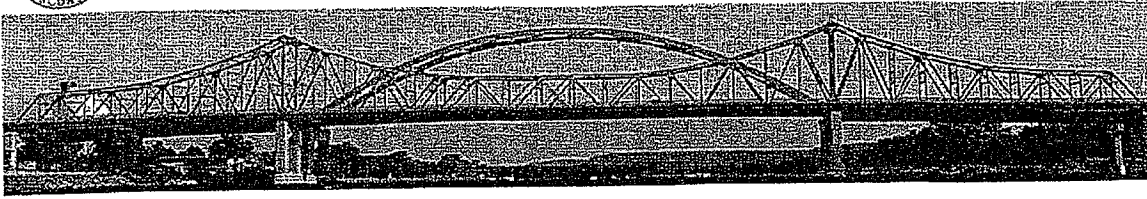
Lottery Credits Claimed: 0
 Lottery Credit Application Date:

La Crosse County Land Records Information
 (ver. 2015.5.26.0)

Site Disclaimer



La Crosse County

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2612 SOUTH AVE LA CROSSE

Print View

Parcel: 17-50028-111 Internal ID: 48670
 Municipality: City of La Crosse Record Status: Current

Tax Information:

Tax Year: 2014 ▼

Billing Information:

Bill Number: 11643

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

Total Tax: ① \$4,007.66

Payments Sch. ①

01-31-2015	\$1,001.93
03-31-2015	\$1,001.91
05-31-2015	\$1,001.91
07-31-2015	\$1,001.91

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	
Assessed:	\$68,500	\$72,300.00	\$140,800	0.95612456	
Fair Market:	\$71,600	\$75,600	\$147,200	0.029036821	
				School Credit:	\$258.95

Taxing Jurisdiction	2013 Net Tax	2014 Net Tax	% of Change
STATE OF WISCONSIN	\$24.14	\$24.93	3.3
La Crosse County	\$532.22	\$540.83	1.6
Local Municipality	\$1,723.19	\$1,723.19	0.0
LA CROSSE SCHOOL	\$1,578.58	\$1,565.44	-0.8
WTC	\$353.16	\$233.99	-33.7
Subtotal:	\$4,211.29	\$4,088.38	

Credits:

First Dollar Credit:	\$80.72
Lottery Credit:	\$0.00

Additional Charges:

Interest:	\$0.00
Penalty:	\$0.00
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	\$4,007.66

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	Comment
Payment to Local Municipality	1/27/2015	399672	0	\$1,001.93	1/2015	
Payment to						

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

7/9/2015

View Parcel

Local Municipality	3/31/2015 419772 0	\$1,001.91	3/2015
Payment to Local Municipality	5/31/2015 434997 0	\$1,001.91	5/2015

Totals: \$3,005.75

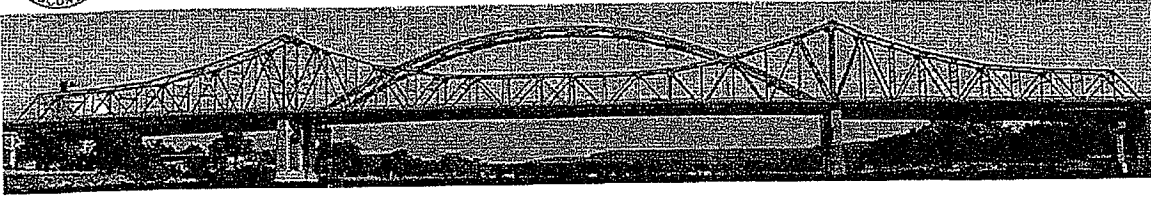
Balance: \$1,001.91

La Crosse County Land Records Information
(Ver: 2015.5.26.3)

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La Crosse County

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Print View

Parcel: 17-50028-111 Internal ID: 48670
 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>
2014	11643	\$4,007.66	\$3,005.75	\$0.00	\$0.00	\$1,001.91

Parcel**Taxes****Outstanding Taxes****Assessments****Deeds****Permits****History**

La Crosse County Land Records Information
 (ver. 2015 5.26.9)

Site Disclaimer

DOCUMENT NO.

807216
Vol 1312 PAGE 589

DEBORAH J. FLOCK
REGISTER OF DEEDS
LA CROSSE COUNTY

1225056

04-13-1999 2:20 PM

RECORDING FEE: 10.00
TRANSFER FEE: 54.00
PAGES: 1

RETURN ADDRESS: Attorney Roger L. Ines
P.O. Box 1927
La Crosse, WI 54602-1927

WARRANTY DEED

JOHNNIES BAR AND RESTAURANT OF LACROSSE, INC.
("GRANTOR") conveys and warrants to PAUL J. PRETASKY
AND JENNIFER M. PRETASKY, husband and wife as
survivorship marital property ("GRANTEES") the following
described real estate in La Crosse County, State of Wisconsin:

147
This Space Reserved for Recording

17-50028-110
Parcel Identification Number

(B) (restaurant)
That part of the NW 1/4 of the SE 1/4 of Section 8 Township 15 North of Range 7 West, formerly known as Lot
7 EXCEPT the West 78 feet thereof, all of Lot 4 lying Southwesterly of South Avenue in Block 18 (now vacated)
of E.D. Clinton & Blackwell's Addition to the City of La Crosse, La Crosse County, Wisconsin.

This is not homestead property.

Exception to warranties: municipal and zoning ordinances and agreements entered under them, recorded
easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants,
and general taxes levied in the year of closing.

Dated this 8 day of April, 1999.

Duane F. Kromke (SEAL)
Johnnies Bar
By: Duane F. Kromke

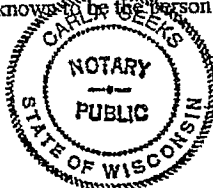
(SEAL)

Signature(s) of DUANE F. KROMKE authenticated this 8 day of April, 1999.

Roger L. Ines
TITLE MEMBER STATE BAR OF WISCONSIN

STATE OF WISCONSIN)
COUNTY OF LA CROSSE)

Personally came before me this 8th day of APRIL, 1999, the above named DUANE F. KROMKE,
to me known to be the person who executed the foregoing instrument and acknowledged the same.



Carol Ines
Notary Public, State of Wisconsin
My Commission expires: 04-06-2003

THIS INSTRUMENT WAS DRAFTED BY
Attorney Roger L. Ines
505 King, Suite 300
La Crosse, WI 54601

DOCUMENT NO.

807217

VOL 1312 PAGE 590

RETURN ADDRESS: Roger L. Ines
P.O. Box 1927
La Crosse, WI 54602-1927

DEBORAH J. FLOCK
REGISTER OF DEEDS
LA CROSSE COUNTY

1225057

04-13-1999 2:20 PM

RECORDING FEE: 10.00
TRANSFER FEE: 54.00
PAGES: 1

WARRANTY DEED

DUANE F. KROMKE ("GRANTOR") conveys and warrants to
PAUL J. PRETASKY AND JENNIFER M. PRETASKY, husband
and wife as survivorship marital property ("GRANTEES") the
following described real estate in La Crosse County, State of
Wisconsin:

#47
This Space Reserved for Recording

17-50028-110

Parcel Identification Number

(A) (parking lot)

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 & Blackwell's Addition to the City of La
Crosse (now vacated) all in the City of La Crosse, La Crosse County, Wisconsin.

This is not homestead property.

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and general taxes levied in the year of closing.

Dated this 8 day of April, 1999.

Duane F. Kromke (SEAL)
Duane F. Kromke

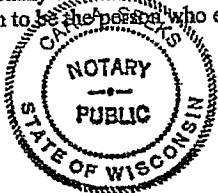
(SEAL)

Signature(s) of DUANE F. KROMKE authenticated this 8 day of April, 1999.

Roger L. Ines
Roger L. Ines
TITLE: MEMBER STATE BAR OF WISCONSIN

STATE OF WISCONSIN)
COUNTY OF LA CROSSE)

Personally came before me this 8th day of APRIL, 1999, the above named DUANE F. KROMKE,
to me known to be the person who executed the foregoing instrument and acknowledged the same.



Carol Suebs
Notary Public, State of Wisconsin

My Commission expires: 04-06-2003

THIS INSTRUMENT WAS DRAFTED BY
Attorney Roger L. Ines
505 King, Suite 300
La Crosse, WI 54601



60ft