

**LENDER REPORT**

**SOUTHWEST TITLE LLC**  
**168 NORTH MAIN STREET**  
**RICHLAND CENTER, WI 53581**  
**PHONE (608)647-8841 FAX (608)647-7139**

**PREPARED FOR:** RIVER VALLEY SCHOOL DISTRICT  
660 W DALEY ST  
SPRING GREEN, WI 53588

We have examined the public records relative to the premises described below since the last recorded conveyance of a full ownership interest and find the following:

**Record Title Holder:**

LONE ROCK PUBLIC SCHOOL DISTRICT NUMBER THREE (3) JOINT

**Legal Description:**

Blocks one (1), two (2), three (3) and sixteen (16) all in the Village of Lone Rock, Richland County, Wisconsin.

146-1016-0000, 146-1001-0000

**The following matters, created subsequent to the recording of the last conveyance, are unsatisfied of record:**

**A. Mortgages:**

NONE

**B. Other liens:**

NONE

**C. Real Estate Taxes:**

\$ 0.00

**D. Assessment Information:**

Land Value: \$ 0.00

Improvements: \$ 0.00

Total Value: \$ 0.00

Fair Market Value: \$ 0.00

This report is limited in scope to the matters set forth herein. It is informational only and does not represent a detailed examination of, or an opinion as to the title or marketability of title to the above described premises. We have performed a limited search of record title only since the last conveyance, and have not searched prior to said conveyance. Total liability for claims arising under or related to this report shall not exceed \$1,500.00 or the actual loss of the applicant, whichever is less. An Abstract certified from Government Entry to date or Title Insurance Commitment and Policy should be obtained to determine legal merchantable title, or to obtain additional liability coverage.

**Dated:** May 26, 2020

**SOUTHWEST TITLE LLC**

**Order No.:** SWL-2020055643

**By:**

  
Holly R. Beranek, Southwest Title LLC

# 2019 Real Estate Tax Summary

05/21/2020 03:11 PM

Page 1 Of 1

Parcel #: 146-1016-0000  
 Alt. Parcel #: 5214610160000  
 146 - VILLAGE OF LONE ROCK  
 RICHLAND COUNTY, WISCONSIN

**Tax Address:**  
 SCHOOL

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - SCHOOL

**Districts:** SC = School, SP = Special

Type	Dist #	Description
SC	5523	RIVER VALLEY SCHOOL DIST
SP	0400	DIST 4 TECHNICAL COLL

**Property Address(es):** \* = Primary

**Abbreviated Description:** LONE ROCK BLOCK 16  
(See recorded documents for a complete legal description.)

**Acres:** 0.000

**Parcel History:**

Date	Doc #	Vol/Page	Type
		97/475	

**Plat:** \* = Primary  
 \* N/A-N/A

**Tract:** (S-T-R 40% 160% GL) 12-08N-02E  
**Block/Condo Bldg:**

Tax Bill #:	Net Mill Rate	0.021762200	Installments	
Land Value	0	Gross Tax	0.00	
Improve Value	0	School Credit	0.00	
Total Value	0	Total	0.00	1 01/31/2020 0.00
Ratio	0.9283	First Dollar Credit	0.00	2 07/31/2020 0.00
Fair Mrkt Value	0	Lottery Credit 0 Claims	0.00	
		Net Tax	0.00	

	Amt Due	Amt Paid	Balance
Net Tax	0.00	0.00	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
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**Key:** Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

# 2019 Real Estate Tax Summary

05/21/2020 03:11 PM

Page 1 Of 1

Parcel #: 146-1001-0000  
 Alt. Parcel #: 5214610010000  
 146 - VILLAGE OF LONE ROCK  
 RICHLAND COUNTY, WISCONSIN

Tax Address: SCHOOL  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - SCHOOL

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 5523 RIVER VALLEY SCHOOL DIST  
 SP 0400 DIST 4 TECHNICAL COLL  
 Property Address(es): \* = Primary

Abbreviated Description: Acres: 0.000  
 (See recorded documents for a complete legal description.)  
 LONE ROCK BLOCKS 1, 2 & 3  
 Parcel History:  
 Date Doc # Vol/Page Type  
 97/475

Plat: \* = Primary Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:  
 \* N/A-N/A 12-08N-02E

Tax Bill #:	Net Mill Rate	0.021762200		Installments	
Land Value	0	Gross Tax	0.00	End Date	Total
Improve Value	0	School Credit	0.00	1 01/31/2020	0.00
Total Value	0	Total	0.00	2 07/31/2020	0.00
Ratio	0.9283	First Dollar Credit	0.00		
Fair Mrkt Value	0	Lottery Credit	0.00		
		Net Tax	0.00		
		0 Claims	0.00		

	Amt Due	Amt Paid	Balance
Net Tax	0.00	0.00	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

118445

Signed and sealed in the presence of:

M.M. Wilkins  
M E Byerley

(CORP)  
(SEAL)

STATION DEVELOPMENT CORPORATION  
By E.W. Sweet, President  
Attest: Harry L Wylie Secretary

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

Personally appeared before me a Notary Public in and for said County and State, the within named L.W. SWEET and HARRY L. WYLIE, President and Secretary, respectively, of STATION DEVELOPMENT CORPORATION, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand this the 4th day of April, 1955.

Received for record this 14th day of May A.D., 1955 at 9:15 A.M.

William W. Blackburn, Register

(SEAL)

My Commission expires: Nov. 9, 1957  
Dorothy L. Kendrick  
Notary Public, Cook County, Illinois

QUIT CLAIM DEED

118449

TO ALL TO WHOM THESE PRESENTS SHALL COME---GREETING:

WHEREAS, It appearing from the records in my office, as the fact is, that the following described land, lying and being situated in the County of Richland, State of Wisconsin, viz:

Blocks one (1), two (2), three (3), seven (7), eight (8), nine (9), and sixteen (16) all in the Village of Lone Rock, Richland County, Wisconsin.

for the non-payment of taxes, sold by the Treasurer of said County at Public Auction, in the County of Richland, as by law provided, for the taxes due and unpaid on the same, together with the costs and charges thereon, due at the time of making such sale. And WHEREAS, it further appears, as the fact is that the said land has not been redeemed from said sale.--And WHEREAS, it further appearing that said land was afterwards sold and deeded to Richland County, by virtue of the provisions of Section 1194, Revised Statutes of 1878 and laws amendatory thereto.

NOW THEREFORE, KNOW, ALL MEN BY THESE PRESENTS, That the county of Richland, in consideration of the sum of Twenty-two and no/100. (\$22.00)--- Dollars, doth hereby give, grant and convey, the above described land to Lone Rock Public School District Number three (3) Joint, his heirs and assigns forever.

(SEAL)

In TESTIMONY WHEREOF, I S. C. Davis County Clerk of the County of Richland have executed this DEED, pursuant to, and in virtue of the authority in me vested by the Resolution of the County Board of said Richland County, passed in regular session, on the 20th day of November A. D. 1929 in behalf of said County, have hereunto subscribed my name officially, and affixed the Seal of the said County of Richland, at my office at Richland Center, in said County, this 24th day of February A. D. 1944.

DONE IN PRESENCE OF

Wallace Baxter  
J M Hoke

S. C. Davis (SEAL)  
County Clerk of Richland County.

STATE OF WISCONSIN )  
RICHLAND COUNTY ) SS.

On the 24th day of February A. D. 1944, personally appeared before me, the above named S. C. Davis County Clerk of Richland County, to me known as such and to be the person who signed the foregoing Deed, and acknowledged that he executed the same for the uses and purposes therein expressed.

(SEAL)

J. M. Hoke  
CLERK OF CIRCUIT COURT  
RICHLAND COUNTY, WIS

Received for record this 14th day of May A. D. 1955 at 11:00 o'clock A. M.

William W. Blackburn,  
Register

Lg