

NOTICE TO PURCHASE OF REAL ESTATE  
SITUATED IN  
POLK COUNTY FRESH WATER SUPPLY DISTRICT NO. 2

“The real property, described below, that you are about to purchase, is located in the Polk County Fresh Water Supply District No. 2 (“District”). The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$ **0.3227** on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may be, at this date, be issued is “None” and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is “None”.

“The district also has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$24.00 per year. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

“The district is located in whole or in part in the extraterritorial jurisdiction of the City of Onalaska. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this district is to provide sanitary sewer facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <small>Authentisign</small>  <i>Hidden Sun Properties LLC</i> </div> <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Signature of Seller	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <small>Authentisign</small>  <i>Suzanne Shirer</i> </div> <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Signature of Seller
03/13/24 Date	03/13/24 Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

“The undersigned purchaser hereby acknowledges receipt of the foregoing at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_  
Signature of Purchaser      Date

 <i>Suzanne Shirer</i>	03/13/24
 <i>Hidden Sun Properties LLC</i>	03/13/24

\_\_\_\_\_  
Signature of Seller      Date

“(Note: Correct district name, tax rate, bond amounts, standby fee and legal description are to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district’s most recent projected rate of debt service tax, is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on his or her behalf may modify the notice by substitution of the words ‘January 1, 2022’ for the words ‘this date’ and place the correct calendar year in the appropriate space.”

Issued by:                      Polk County Fresh Water Supply District No. 2

Telephone:                    (936) 646-5977

Date Issued:                 September 8<sup>th</sup> 2022