

Approved by Wisconsin Real Estate Examining Board
5-1-22(Optional Use Date) 7-1-22 (Mandatory Use Date)

Colliers International

WB-44 COUNTER-OFFER

Counter-Offer No. 1 by (Buyer/Seller) **STRIKE ONE**

NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

1 The Offer to Purchase dated 02/29/2024 and signed by Buyer John Kalepp
2 _____ for purchase of real estate at 1201 and 1101 Lake Ave, Ladysmith, WI 54848
3 _____ is rejected and the following Counter-Offer is hereby made.

4 **CAUTION: This Counter-Offer does not include the terms or conditions in any other counter-offer or multiple**
5 **counter-proposal unless incorporated by reference.**

6 All terms and conditions remain the same as stated in the Offer to Purchase except the following: _____
7 **Line 9 shall say, "The purchase price is One Million Six Hundred Thousand Dollars**
8 **(\$1,600,000) ."**

9 _____
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27 _____

28 The attached _____ is/are made part of this Counter-Offer.
29 Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.
30 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party
31 making the Counter-Offer on or before March 8, 2024 (Time is of
32 the Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase,
33 unless otherwise provided in this Counter-Offer.

34 **NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery as**
35 **provided at lines 30-32.**

36 This Counter-Offer was drafted by Joe Eldredge, Colliers on 03/06/2024
37 _____ Licensee and Firm _____ Date _____

38 (x) _____ Date _____ (x) Kathy Donovan Date 3/6/2024
39 Buyer's Signature _____ Seller's Signature _____
40 Print name ► John Kalepp Print name ► ~~Daniel Skelton~~ Kathy Donovan

41 (x) _____ Date _____ (x) _____ Date _____
42 Buyer's Signature _____ Seller's Signature _____
43 Print name ► _____ Print name ► _____

44 This Counter-Offer was presented by _____ on _____
45 _____ Licensee and Firm _____ Date _____

46 This Counter-Offer is (rejected) (countered) **STRIKE ONE** (Party's Initials) _____

47 **NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or**
48 **incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-**
49 **Offer by specifying the number of the provision or the lines containing the provision. In transactions involving**
50 **more than one Counter-Offer, the Counter-Offer referred to should be clearly specified.**