

INDEXED KM
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SCANNED _____

Instrument #: 2018-0482
03/02/2018 03:06:47 PM Total Pages: 2
EAS EASEMENT
Recording Fee: \$12.00 Transfer Tax: \$0
Denise Meeves, Recorder, Crawford County Iowa



Preparer Information: Adam Ullrich, 25 South Main St., Denison, IA 51442 (712) 263-4627
Return to: Adam Ullrich, 25 South Main St., Denison, IA 51442

EASEMENT AGREEMENT

IN CONSIDERATION OF One dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Self Storage Company of Iowa, L.L.C., an Iowa Limited Liability Company, Grantor, hereby grants to BNC Properties, LLC, Grantee, the following Easement.

An easement to use, inspect, repair and maintain the private storm water sewer located on the following described real estate:

Lot 1 of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twelve (12), Township Eighty-three (83) North, Range Thirty-nine (39) West of the 5th P.M., in the City of Denison, Crawford County, Iowa.

Said easement shall include the right of ingress and egress over the aforesaid real estate in favor of Grantee for any purpose related to the use, inspection, repair or maintenance of said private storm water sewer.

Grantor shall be responsible for any and all maintenance of the aforesaid private storm water sewer located on the aforesaid real estate except that Grantee shall be responsible for damages caused by Grantee or its tenants or other assigns.


This easement shall be a permanent easement and shall be deemed appurtenant to and run with the following described real estate:


Lot 2 of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twelve (12), Township Eighty-three (83) North, Range Thirty-nine (39) West of the 5th P.M., in the City of Denison, Crawford County, Iowa.

Dated this 2nd day of March, 2018.

Self Storage Company of Iowa, L.L.C.

BNC Properties, LLC

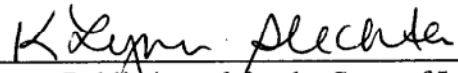

By: Brad J. Reischl GRANTOR


By: Brad J. Reischl GRANTEE

STATE OF IOWA

CRAWFORD COUNTY, ss:

On this 2nd day of March, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brad J. Reischl, to me personally known, who being by me duly sworn did say that he is a Manager of BNC Properties, LLC, that no seal has been procured by the said Limited Liability Company and that said instrument was signed on behalf of the said Limited Liability Company by authority of its Members and the said Manager acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company by it and by him voluntarily executed.

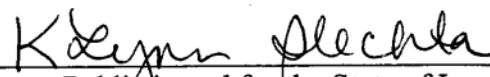

Notary Public in and for the State of Iowa.



STATE OF IOWA

CRAWFORD COUNTY, ss:

On this 2nd day of March, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brad J. Reischl, to me personally known, who being by me duly sworn did say that he is a Manager of Self Storage Company of Iowa, L.L.C., that no seal has been procured by the said Limited Liability Company and that said instrument was signed on behalf of the said Limited Liability Company by authority of its Members and the said Manager acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company by it and by him voluntarily executed.


Notary Public in and for the State of Iowa.

