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Instrument #: 2018-0483
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, BNC Properties, LLC, hereinafter referred to as "Grantor", hereby grants to Self Storage Company of Iowa, L.L.C., hereinafter referred to as "Grantee", the following easement.

An easement for ingress and egress over the following described real estate:

The West 54.00 feet of Lot 3 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.

Grantor shall be responsible for any and all maintenance of 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 One (1) of the Southeast Quarter of the Southwest Quarter of Section Twelve (12), Township Eighty-three (83) North, Range Thirty-nine (39) West of the 5th P.M., Crawford County, Iowa.

Dated this 2nd day of March, 2018.

BNC Properties, LLC

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

Brad J. Reischl

By: Brad J. Reischl

GRANTOR

Brad J. Reischl

By: Brad J. Reischl

GRANTEE

STATE OF IOWA

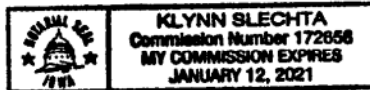
CRAWFORD COUNTY, ss:

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.

Klynn Slechta

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.

Klynn Slechta
Notary Public in and for the State of Iowa.

