

DOCUMENT NO.	DRIVEWAY EASEMENT AGREEMENT
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KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5381826
01/04/2018 11:07 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 3

This Driveway Easement Agreement (the "Agreement") is between 517 W. North St., LLC ("Parcel B Owner") and Miller, Brussell, Ebben and Glaeske, LLC, (Parcel C Owner).

The undersigned owners of real estate referred to as Parcel B and Parcel C, all more particularly described on Exhibit A, wish to clarify the use of their easement.

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree to the following terms:

Re: Title to Lot 2, Certified Survey Map No. 6638, recorded in Dane County Register of Deeds Office, in Volume 32 of Certified Survey Maps, Page 314, as Document No. 2317275 in the Village of DeForest, Dane County, Wisconsin (hereinafter "Parcel B") and,

Title to Lot 1, Certified Survey Map No. 6638, recorded in Dane County Register of Deeds Office, in Volume 32 of Certified Survey Maps, Page 314, as Document No. 2317275 in the Village of DeForest, Dane County, Wisconsin (hereinafter "Parcel C").

NAME AND RETURN ADDRESS
Greiber Law, S.C. 216 W Wisconsin St Portage, WI 53901

118/0910-182-0120-7,
118/0910-182-0115-4
(Parcel Identification Nos.)
This is not homestead property

WHEREAS, 517 W. North St., LLC is the owner of Parcel B, and Miller, Brussell, Ebben and Glaeske, LLC is the owner of Parcel C; and

WHEREAS, Parcel B and Parcel C wish to establish an easement for driveway purposes over and across Parcel B for ingress and egress between County Highway V and Parcel C over and across the area marked "20' INGRESS-EGRESS EASEMENT FOR LOT 1" on the Certified Survey Map referenced above.


NOW, THEREFORE, Parcel B and Parcel C, in consideration of the existing practices with respect to the easement and other good and valuable consideration, hereby agree as follows:

1. Driveway Easement. Parcel B grants to Parcel C and their successors and assignees, and retains a non-exclusive driveway easement over that portion of Parcel B which is described and shown on said survey map as the "20' INGRESS-EGRESS EASEMENT FOR LOT 1". The purpose of the easement is to provide ingress and egress, including vehicular traffic between County Highway V and Parcel C. The use of the easement granted herein shall include use by the owners of Parcel C, their lessees and assignees and any agent, employee invites, licensees, guests, and permittees of the owners or their lessees and assignees.


2. Improvements. Parcel B and Parcel C each shall contribute equally to the cost of maintenance and improvements to the surface of the "20' INGRESS-EGRESS EASEMENT FOR LOT 1" with surfacing of Parcel B's choice.

3. Covenant. The benefits and burdens of the easement created under this Agreement shall run with the land as an appurtenance to Parcel B and shall inure to the benefit of the owners of Parcel B and Parcel C.

Dated this 2nd day of ~~December, 2017~~ January, 2018.



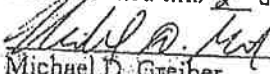
Craig Corning, Member
Miller, Brussell, Ebben and Glaeske, LLC



Terrence Christianson, Member
517 W. North St., LLC

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Craig Corning and
Terrence Christianson
authenticated this 2nd day of January, ²⁰¹⁸~~2017~~


Michael D. Greiber

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 2017, the above named

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY:
Attorney Michael D. Greiber
Portage, WI

Notary Public, Dane County, WI
My commission is permanent. If not, state
expiration date:

Exhibit A

Parcel B:

Lot Two (2) Certified Survey Map No. 6638, recorded in Dane County Register of Deeds Office, in Volume 32 of Certified Survey Maps, Page 314, as Document No. 2317275 in the Village of DeForest, Dane County, Wisconsin.

Parcel C:

Lot One (1) of Certified Survey Map No. 6638, recorded in the Dane County Register of Deeds Office in Volume 32 of Certified Survey Maps, Page 314, as Document No. 2317275, in the Village of DeForest, Dane County, Wisconsin.

Together with a non-exclusive 20-foot ingress-egress easement for the benefit of Lot 1 and being over Lot 2 as shown on said Certified Survey Map No. 6638.
