

**ACCESS EASEMENT AGREEMENT**

AGREEMENT dated this 21<sup>st</sup> day of March, 2019, between Steven M. Nicolai (Grantee) and Steven M. Nicolai (Grantor)

**1. Grant of Easement on Described Land.**

Grantor hereby grants under Grantee an access easement over the land describe as follows:

Grantee who owns the property at 3191 Losey Blvd La Crosse, WI 54601 will allow the grantor to use the existing driveway to reach the parking lot of grantee which is 3183 Losey Blvd La Crosse, WI 54601.

**2. Purpose of Easement.**

The purpose of this easement is limited to use for ingress and egress or access purposes only and shall not be used for storage of any vehicles, trailers, campers or other property or improvements. This easement shall not be an exclusive easement.

**3. Maintenance**

Grantee shall be responsible for maintenance, including snow plowing of the easement area and the grantor shall not be responsible for the same.

**4. Indemnity**

As consideration to Grantor for the easement granted hereunder, Grantee shall indemnify and hold Grantor harmless from all liability arising out of the use of Grantor's land.

IN WITNESSS WHEREOF, the parties have caused this Agreement to be duly executed on the date first above written.

IN PRESENCE OF:

\_\_\_\_\_

GRANTEE:

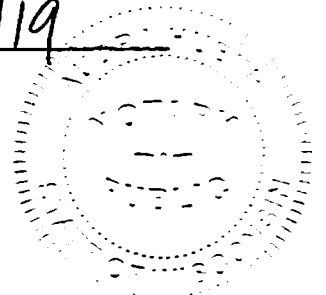
Steven M. Nicolai Steven M. Nicolai

Personally came before me this 21 day of March, 2019, the above named Steven M. Nicolai, to me know to be the person who executed the foregoing instrument and acknowledge the same.

[Signature]  
Notary Public

La Crosse County, Wisconsin

My Commission: 11/09/19



ACCESS EASEMENT AGREEMENT

AGREEMENT dated this 21st day of March, 2012, between Steven M. Nicolai (Grantor) and Steven M. Nicolai (Grantee)

1. Grant of Easement on Described Land

Grantor hereby grants under Grantor an access easement over the land described as follows: Grantor who owns the property at 5101 Lossy Blvd La Crosse, WI 54601 will allow the grantor to use the existing driveway to reach the parking lot of grantee which is 3783 Lossy Blvd La Crosse, WI 54601.

2. Purpose of Easement

The purpose of this easement is limited to use for ingress and egress of access purposes only and shall not be used for storage of any vehicles, trailers, campers or other property or improvements. This easement shall not be an exclusive easement.

3. Maintenance

Grantee shall be responsible for maintenance, including snow plowing of the easement area and the grantor shall not be responsible for the same.

4. Indemnity

As consideration to Grantor for the easement granted hereunder, Grantee shall indemnify and hold Grantor harmless from all liability arising out of the use of Grantor's land.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on the date first above written.

GRANTEE:

IN WITNESS OF:

Steven M. Nicolai

By reading and signing the above, the parties have caused this Agreement to be duly executed on the date first above written.

Notary Public

La Crosse County, Wisconsin

My Commission Expires



IN PRESENCE OF:

\_\_\_\_\_

Grantor:

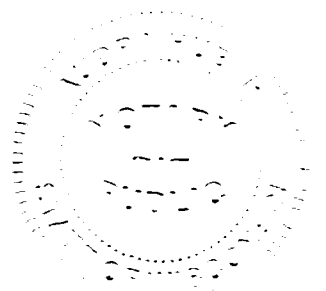
Steven M. Nicolai Steven M. Nicolai

Personally came before me this 21 day of March, 2019, the above named Steven M. Nicolai, to me know to be the person who executed the foregoing instrument and acknowledge the same.

[Signature]  
Notary Public

La Crosse County, Wisconsin

My Commission: 11/09/19




Granton

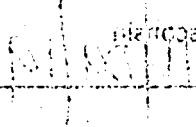
IN PRESENCE OF:

Steven M. Nicolai

Personally came before me this 31 day of March 2010, the above named Steven M. Nicolai to me know to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public

  
Steven M. Nicolai  
My Commission Expires 03/31/2012

