

### Ingress and Egress Easement

THIS EASEMENT AND AGREEMENT is made and given by Grantor, **Wagon Wheel Investment Properties LLC**, a Wisconsin Limited Liability Company, and **Klemme's Wagon Wheel, Inc.**, a Wisconsin business Corporation, hereinafter referred to as "GRANTOR"; and **Roger H. Klemme and Patricia A. Klemme**, Grantee, husband and wife, hereinafter referred to as "GRANTEE";

WITNESSETH:

WHEREAS, GRANTOR is the owner of certain real estate in the Village of Howards Grove, Sheboygan County, Wisconsin, described as follows:

Part of Lot 1, Block 2 in Assessment Subdivision of Howards Grove described as follow: Commencing at a point in the center of "STH" 32 which point is S. 51°58' W. 33 feet from the NW corner of said road, running thence S. 38°02'E. along the center of said highway 89.66 feet to the point of beginning, thence Northeasterly and East on the south line of Town Road 469.18 feet, thence South 248 feet, thence Southeasterly to a point in the center of STH "32" said point being S. 38°02' E. 364.23 feet from the point of beginning, thence N. 38°02' W. 364.23 feet to beginning, excepting Southwesterly 33 feet for STH "32" in Section 23, T16N, R22E, in Assessment Subdivision of Howards Grove.

Also, Lot 9, Block 4, Assessment Subdivision of Howards Grove, except the most northerly 40 feet of said lot, being in Sections 25 and 26, T16N, R22E.

**Parcel ID No.: 59135641351**

WHEREAS, GRANTEE is the owner of certain real estate in the Village of Howards Grove, Sheboygan County, Wisconsin, adjoining the above described real estate owned by the Grantors, described as follows:

Lot 1 of Certified Survey Map recorded in Volume 9 of CSM's, Pg. 1, as Document No. 1189571, Village of Howards Grove, Sheboygan County, Wisconsin.

**Parcel ID No.: 59135641380**

WHEREAS, GRANTEE is desirous of obtaining an easement for ingress and egress as follows:

#### The Easement

An ingress and egress easement over a driveway and continuing through and over the parking lot to and through the Southwest corner of said Lot area adjacent to GRANTEE's currently existing lot line across the Grantor's property.

WHEREAS, the purpose of this easement is for GRANTEE'S use of said described easement area to access the backyard owned by GRANTEE referenced above.

WHEREAS, GRANTEE owns an adjacent parcel to said Easement and wishes to set forth the terms and conditions for the use and maintenance of the easement which will benefit the GRANTEE, as follows:

1. GRANTOR, its heirs, executors, administrators and assigns, hereby grants GRANTEE, its heirs, executors, successors and assigns, an easement for ingress and egress for GRANTEE'S private use only, for purposes of gaining access to the real estate owned by the GRANTEE, over and across GRANTOR'S property as described in "The Easement" above.

2. The use granted by the GRANTOR to GRANTEE is permissive and shall not be used to establish title by adverse use by anyone.

3. GRANTOR and GRANTEE shall pay share the cost to maintain the Easement. Should GRANTEE wish to improve or modify the Easement, it shall do so only after written consent of GRANTOR.

4. It is further mutually covenanted and agreed that the provisions herein shall operate as a perpetual covenant running with the land described above and shall bind all parties hereto and their respective heirs, executors, administrators and assigns.

5. The GRANTOR agrees that any modifications made to this Access Agreement shall be made in writing with the users of the easement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

GRANTOR:

**WAGON WHEEL INVESTMENT PROPERTIES LLC**

\_\_\_\_\_  
By: Roger Klemme, Member

\_\_\_\_\_  
By: Katherine J. Roehl, Member

**KLEMMER'S WAGON WHEEL, INC.**

\_\_\_\_\_  
By: Roger Klemme, Member

\_\_\_\_\_  
By: Katherine J. Roehl, Member

ACKNOWLEDGEMENT

STATE OF WISCONSIN )

) ss.

SHEBOYGAN COUNTY )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, the above Grantor, **Roger Klemme and Katherine J. Roehl**, GRANTOR, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
Sheboygan County, Wisconsin  
My commission is \_\_\_\_\_

GRANTEE:

\_\_\_\_\_  
Roger H. Klemme

\_\_\_\_\_  
Patricia A. Klemme

ACKNOWLEDGEMENT

STATE OF WISCONSIN )

) ss.

SHEBOYGAN COUNTY )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, the above, **Roger H. Klemme and Patricia A. Klemme**, husband and wife, GRANTEE, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
Sheboygan County, Wisconsin  
My commission is \_\_\_\_\_

**THIS DOCUMENT DRAFTED BY:**

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