Prepared by:

Merkle Law Firm PO Box 90708 Sioux Falls, SD 57109 (605) 339-1420 Instrument No. 510672 Pages: 2 Book: 32 MISCELLANEOUS Pg: 53

1/28/2022 9:44:33 AM

Rebecca Vander Broek, Register of Deeds

Lincoln County, South Dakota

Recording Fee: \$30.00

Return To: LINCOLN COUNTY TITLE



INGRESS/EGRESS ACCESS EASEMENT

MPR Real Estate Holdings, LLC, Grantor, a South Dakota Limited Liability Company, of 812 S. Nicholas Avenue, Brandon, South Dakota, owner of the following described real property:

THE EAST 66 FEET OF THE WEST 408 FEET OF LOT 1 OF LEMS ADDITION TO THE CITY OF CANTON, LINCOLN COUNTY, SOUTH DAKOTA.

In consideration of ONE DOLLAR (\$1.00), together with other good and valuable consideration, the receipt of which is acknowledged, Grantor, hereby grants, bargains, sells, and conveys to Lems Farm & Land Company, LLC, Grantee, a South Dakota Limited Liability Company, of 47980 281st Street, Canton, South Dakota, its successors, and assigns, an easement for purposes of ingress and egress over and across the above-described real property for access to the following described real property:

LOT 2 OF LEMS ADDITION TO THE CITY OF CANTON, LINCOLN COUNTY, SOUTH DAKOTA.

The location of this easement shall be amended upon authorization by the South Dakota Department of Transportation for access from South Dakota Highway 18 and consistent with the terms stated above. This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of Grantee, its heirs, successors, or assigns.

Dated this 27th day of January 2022.

MPR Real Estate Holdings, LLC, Grantor

By: Matthew Cerwick, Member

STATE OF SOUTH DAKOTA)	STATE OF SOUTH DAKOTA)
:ss	:SS
COUNTY OF LINCOLN)	COUNTY OF LINCOLN)
OFFICE OF REGISTER of DEEDS	On this the 27 th day of January 2022, before the undersigned officer, personally
Filed for record the day of, 2022, at	appeared the person known to me or
o'clock and minutes m and	person whose name is subscribed to the
recorded in Book of Deeds on	within instrument and acknowledged that
page	he executed the same for the purpose
P 49	therein contained.
Register of Deeds.	Notary Public - South Dakota
	My Comm. Expires:
Rv.	My Comm. Expires:
By: Deputy	(SEAL) John H. Billion My Commission Expires April 20, 2022
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Fees, \$	🕻 JOHN H. BILLION 🖇
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	NOTARY PUBLIC (FAL)
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