

RIN: Sandra Emler
2222 W Central
El Dorado, KS 67042

BUTLER COUNTY, KS
REGISTER OF DEEDS
Marcia McCoy

Book: 2014 Page: 4482

Receipt #: 95550

Total Fees: \$40.00

Pages Recorded: 3

Date Recorded: 6/11/2014 10:07:26 AM



ACCESS EASEMENT

THIS ACCESS EASEMENT ("Easement") is entered into as of the 11 day of June, 2014, by and between WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust, with an address of 702 S.W. 8th Street, Bentonville, AR 72716 and with notices sent to 2001 SE 10th Street, Bentonville, AR 72716-0550, Attention: Realty Manager of Kansas ("Wal-Mart"); and SANDRA EMLER, an individual, with an address of 2222 W. Central, El Dorado, KS 67042 ("Grantee").

WITNESSETH

WHEREAS, Wal-Mart is the owner of that certain tract or parcel of land situated in the City of El Dorado, County of Butler, State of Kansas, identified as Tract 1 on the site plan attached hereto as Exhibit "A" ("Tract 1"); and

WHEREAS, Grantee is or will be by the time this instrument is recorded the owner of that 1.7 acres, more or less, tract or parcel of land in the same city, county, and state, which tract lies adjacent to Tract 1 and is identified as Tract 2 on Exhibit "A" ("Tract 2"); and

WHEREAS, Grantee has requested from Wal-Mart, and Wal-Mart is desirous of granting to Grantee, a non-exclusive easement for pedestrian and vehicular ingress and egress over and across that portion of Tract 1 identified as Access Area 1 and Access Area 2 on Exhibit "A" (collectively the "Access Area").

NOW THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration, Wal-Mart does hereby grant to Grantee a non-exclusive easement for vehicular and pedestrian ingress and egress (but not parking) over and across the Access Area for access to and from Tract 2, subject to the following terms and conditions to which the parties hereto do hereby agree:

1. Grant of Easement and Use of Access Area. Wal-Mart hereby grants to Grantee a non-exclusive easement for pedestrian and vehicular ingress and egress (but not parking) over and across the Access Area. The ingress and egress rights granted hereby may be used non-exclusively by, and are limited to, Grantee and its tenants and their respective customers and employees directly associated with the business operation to be located on Tract 2. Only passenger vehicles, light trucks and pedestrian traffic associated with Tract 2 may use the Access Area, but nothing herein shall be construed to limit or restrict ingress or egress associated with Tract 1 or any part thereof. Grantee shall not be allowed to use the Access Area for heavy truck traffic or parking of any kind. Wal-Mart shall have the right, at Wal-Mart's sole discretion

REG
COMP
NUM

[Handwritten signature]



Savoy Company, P.A.
433 S. Hydraulic
Wichita, KS. 67211-1911

PH (316) 265-0005
FAX (316) 265-0273
www.savoyco.com

30 foot Ingress-Egress Easement for Sandra Emlet from Wal Mart

Beginning 1043.5 feet West and 418.6 feet South of the Northeast corner of the Southwest Quarter (SW4) of Section 4, Township 26 South, Range 5 East of the Sixth Principal Meridian in El Dorado, Butler County, Kansas; thence East 60 feet; thence South 30 feet; thence West 60 feet; thence North 30 feet to the Point of Beginning.