

**This instrument prepared by  
and after recording return to:**

Halle Properties, L.L.C.  
Attn: Bridget K. Kauztky, Esq.  
20225 North Scottsdale Road  
Scottsdale, Arizona 85255

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**CROSS-ACCESS EASEMENT AGREEMENT**

THIS **CROSS-ACCESS EASEMENT AGREEMENT** (this “**Agreement**”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2022 (the “**Effective Date**”), by **HALLE PROPERTIES, L.L.C.**, an Arizona limited liability company (“**Declarant**”).

**RECITALS:**

A. As of the Effective Date, Declarant is the fee simple owner of that certain parcel of land pursuant to the Warranty Deed recorded in \_\_\_\_\_ on \_\_\_\_\_ in the Official Records of Nassau County, Florida (the “**Property**”).

B. In connection with the construction of a tire store facility on the Property, Nassau County has requested, and Declarant has agreed, to grant an irrevocable cross-access easement upon, over and across the Property.

**AGREEMENT:**

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant agrees as follows:

1. Grant of Easement. Declarant hereby grants and declares to the public an irrevocable easement for the purpose of providing vehicular ingress and egress access between State Road 200 (A1A) and Cessna Drive over, across and upon that portion of the Property as depicted and described on **Exhibit “A”**, attached hereto and incorporated herein by reference (the “**Easement Area**”).

2. Amendment; Modification. This Agreement may only be amended by the written consent of Declarant, its successors and assigns. Any such modification or amendment shall be effective when duly recorded in the Official Records of Nassau County, Florida.

3. Authority. Declarant hereby warrants that the individual has the authority to execute this Agreement for and on behalf of the entity for which it purports to act.

4. Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.



**DECLARANT:**

**HALLE PROPERTIES, L.L.C.**, an Arizona  
limited liability company

By: Wilanna, Inc., an Arizona corporation  
Its: Managing Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title \_\_\_\_\_

THE STATE OF ARIZONA §  
§  
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022,  
by \_\_\_\_\_, Agent of Wilanna, Inc., an Arizona corporation, the Managing Member  
of **HALLE PROPERTIES, L.L.C.**, an Arizona limited liability company, on behalf of said entity.

\_\_\_\_\_  
Notary Public, State of Arizona  
My Commission Expires: \_\_\_\_\_

(seal)

## Exhibit "A"

### Easement Area

