

## Recorder's Cover Sheet

**Return Document To:** Kwik Trip, Inc.  
Attn: Legal Dept.  
1626 Oak Street  
La Crosse, Wisconsin 54602

## DEED RESTRICTION

This Deed Restriction, made between Alvin C. Clark and Colleen Clark, as Co-Trustees of the Alvin Clark Revocable Trust; LaVonne Flygstad and Steve Flygstad, wife and husband; Kirsten Lane (f/k/a Kirsten Teeter and Kirsten McCollaugh) and Michael D. Lane, wife and husband; Daniel Lee Varnum and Denise Varnum, husband and wife; and Paul Dean Varnum and Christine A. Varnum, husband and wife (collectively the "Grantor") and Kwik Trip, Inc., a Wisconsin corporation ("Grantee").

Grantor, for a valuable consideration, hereby agrees to restrict the real estate in Story County, State of Iowa, as described on attached Exhibit A (the "Deed Restricted Property") from being used for: dispensing of petroleum, ethanol, biofuels, compressed natural gas or other motor fuels or alternative transportation energy sources; the sale of tobacco products and off-site beer products; the operation of a convenience store/fueling station, car wash, or adult entertainment establishment. Such restriction shall continue for fifty (50) years from the date hereof and shall run with the Deed Restricted Property.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

**[Signature Pages Attached]**

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

[LaVonne Flygstad and Steve Flygstad Signature Page]

GRANTOR:

\_\_\_\_\_  
LaVonne Flygstad

\_\_\_\_\_  
Steve Flygstad

STATE OF \_\_\_\_\_ )  
                                          )  
COUNTY OF \_\_\_\_\_ )      SS.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named LaVonne Flygstad, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

STATE OF \_\_\_\_\_ )  
                                          )  
COUNTY OF \_\_\_\_\_ )      SS.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Steve Flygstad, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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



[Daniel Lee Varnum and Denise Varnum Signature Page]

GRANTOR:

\_\_\_\_\_  
Daniel Lee Varnum

\_\_\_\_\_  
Denise Varnum

STATE OF \_\_\_\_\_ )  
                                  )     SS.  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Daniel Lee Varnum, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

STATE OF \_\_\_\_\_ )  
                                  )     SS.  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Denise Varnum, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

[Paul Dean Varnum and Christine A. Varnum Signature Page]

GRANTOR:

\_\_\_\_\_  
Paul Dean Varnum

\_\_\_\_\_  
Christine A. Varnum

STATE OF \_\_\_\_\_ )  
                                          )  
COUNTY OF \_\_\_\_\_ )      SS.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Paul Dean Varnum, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

STATE OF \_\_\_\_\_ )  
                                          )  
COUNTY OF \_\_\_\_\_ )      SS.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Christine A. Varnum, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

[Kwik Trip, Inc. Signature Page]

GRANTEE:

KWIK TRIP, INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF WISCONSIN       )  
                                          )  
COUNTY OF LA CROSSE    )       SS.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named \_\_\_\_\_, \_\_\_\_\_ of Kwik Trip, Inc., a Wisconsin corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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



## **EXHIBIT A**

### **Deed Restricted Property**

**I-35 BUSINESS PARK SD 2<sup>ND</sup> ADD LOT : 3 STORY CITY**

**I-35 BUSINESS PARK SD 2<sup>ND</sup> ADD LOT : 4 STORY CITY**

**I-35 BUSINESS PARK SD 2<sup>ND</sup> ADD LOT : 5 STORY CITY**

**I-35 BUSINESS PARK SD 2<sup>ND</sup> ADD LOT : 6 STORY CITY**