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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer: R.J. Longmuir, 309 1st St. East, Independence, IA 50644 (319)334-9992

EASEMENT

IN CONSIDERATION of the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, the parties state, covenant and agree as follows:

1. Madonna M. Leonard, a single person, grants to Terry Leonard an easement for ingress and egress purposes located on the following described premises:

That part of the of the existing roadway running east to west across the following described real estate in Delaware County, Iowa (see Page 2)

To access property described as: The East 350 feet of the North 220 feet of the Northwest Quarter of Section 8, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

This easement shall be permanent and shall inure to the benefit of Terry Leonard, his successors and assigns, and shall run with the land.

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the North one-eighth (N 1/8) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except cemetery, and also except that part included in the following description:

That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seven (7) and of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Eight (8), all in Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Section Eight (8) and running thence South 88° 17' East two hundred fourteen and three-tenths (214.3) feet, thence South 46° 00' 01' East four hundred ninety one and eight-tenths (491.8) feet, thence South 46° 07' East ninety nine and three-tenths (99.3) feet, thence South 80° 26' East three hundred forty and four-tenths (340.4) feet, thence South 1° 24' West three hundred seventy two and four-tenths (372.4) feet, thence North 89° 23' West six hundred ten and four-tenths (610.4) feet, thence South 8° 09' West two hundred twenty three and seven-tenths (223.7) feet, thence South 86° 15' West two hundred twenty two (222.0) feet, thence North 11° 39' West fifty six and six-tenths (56.6) feet, thence Northwesterly three hundred ninety nine and four-tenths (399.4) feet along a three thousand one hundred seventeen and four-tenths (3,117.4) feet radius curve concave Northeasterly and tangent to the previous course, thence North 4° 18' West two hundred thirty five and six-tenths (235.6) feet and tangent to the previous curve, thence Northwesterly two hundred ninety nine and two-tenths (299.2) feet along a one thousand seven hundred sixty one and seven-tenths (1,761.7) feet radius curve concave Southwesterly and tangent to the previous course, thence North 14° 02' West one hundred thirty nine and eight-tenths (139.8) feet and tangent to the previous curve, thence Northerly one hundred ten (110.0) feet along a five hundred seventy and two-tenths (570.2) feet radius curve concave Easterly and tangent to the previous course, thence East four hundred thirty and six-tenths (430.6) feet to the point of beginning.

And, except that part included in the following description:

The East 350 feet of the North 220 feet of the Northwest Quarter (NW 1/4) of Section 8, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Madonna M. Leonard 10-26-22
Madonna M. Leonard Date

STATE OF IOWA, COUNTY OF Delaware, SS:

On this 26th day of October, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Madonna M. Leonard, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Patricia Coleman
Notary Public in and for the State of Iowa

