



Book 2023 Page 2002

Document 2023 2002 Type 03 006 Pages 2

Date 8/22/2023 Time 10:03:58AM

Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

②
FMM
Attn: Keith Kramer

Prepared by & Return to: Steven E. Carr, 117 S. Franklin St., Box 333, Manchester, IA 52057, (563) 927-4164

Grantor: Keith A. Kramer

Sheryl A. Kramer

Grantee: Arthur G. Dunham

Colette A. Dunham

ACCESS EASEMENT

Keith A. Kramer and Sheryl A. Kramer, husband and wife, hereinafter "First Party," and Arthur G. Dunham and Colette A. Dunham, hereinafter "Second Party," in consideration of the matters stated herein agree as follows:

1. First Party owns the following described real estate:

That part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), all in Section Twenty-Three (23), Township Eighty-Seven North (T87N), Range Four West (R4W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-Three (23),

thence South 1,326.50 feet along the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-Three (23),

thence South 87°-43'-30" East 592.42 feet along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-Three (23),

thence North 1,428.25 feet,

thence South 73°-23'-40" West 21.29 feet,

thence Southwesterly 578.64 feet along a 1,761.63 feet radius curve concave Northwesterly tangent to the previous course to the point of beginning,

said parcel containing approximately 18.49 acres subject to road right of way and easements of record.

The West line of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section Twenty-Three (23) is assumed to bear due North and South.

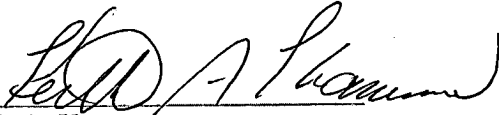
2. Second Party owns the following described real estate:


That part of the SW¼ SW¼ of Section 23, Township 87 North, Range 4, West of the 5th Principal Meridian, Delaware County, Iowa, described as commencing at the Northwest corner of the SW¼ SW¼ of said Section 23, thence South 607.8 feet, thence East 592.0 feet to the point of beginning, thence South 200.0 feet, thence East 200.0 feet, thence North 200.0 feet, thence West 200.0 feet to the point of beginning, containing 0.92 acres, more or less. The West line of the SW¼ SW¼ of said Section 23 is assumed to bear due North and South.

3. First Party grants to Second Party a perpetual access easement over the existing driveway between Second Party's real estate and the road to the north.

4. This Easement shall run with the land and be binding upon the heirs, successors and assigns of each of the parties hereto.

Dated this 21st day of August, 2023.



Keith A. Kramer


Sheryl A. Kramer

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 21st day of August, 2023 by Keith A. Kramer and Sheryl A. Kramer.




Notary Public in and for the State of Iowa.