

Recorded: 7/29/2024 at 8:14:09.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1783

Prepared By and Return To: Nathan D. Runde, 2080 Southpark Court, Dubuque, IA 52003 (563) 582-2926

DRIVEWAY EASEMENT AGREEMENT

This Easement is made and entered into this 4th day of April, 2024 by and between Hall of Fame, LLC, (hereinafter referred to as "Grantor") and Willow Pear, LLC (hereinafter referred to as "Grantee").

RECITALS:

WHEREAS, Grantor owns real estate legally described as follows:

Lot 1 of Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2019, Page 1562; (hereinafter referred to as "Lot 1") and

WHEREAS, Grantee owns the real estate legally described as follows:

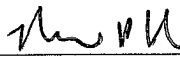
Lot 1 of Westridge Estates 10th Addition in the City of Dyersville, Iowa, according to plat recorded in Book 2018, Page 777; (hereinafter referred to as "Lot 2") and

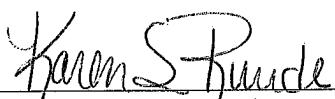
WHEREAS, it is agreeable to the Parties that a driveway agreement be in writing and that the rights and obligations of the lots owners for maintenance be established with the intent that all future heirs, successors and assigns, by accepting Deed or title to the property described herein, are accepting the terms, restrictions, rights and obligations of this Easement; and

THEREFORE, IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:

1. Grantor hereby grants a perpetual easement across the driveway area of Lot 1 to the rear parking lot of Lot 2.
2. Said easement shall include the right of the lot owner and his or her tenants, visitors and licensees, with or without automobile or other vehicles or on foot, for the purposes of ingress and egress to the lot owners' property.

3. The Easement Area at all times shall remain unblocked so as to be freely used for ingress and egress.
4. The costs of maintaining, repairing and replacing the driveway shall be shared equally among Grantees. Any extension made from the Easement Area or off of the Easement Area shall be made at the sole cost of Grantee.
5. Grantee may not utilize any parking spaces on the property of Lot 1. No party hereto shall interfere with the reasonable use of the easement herein granted by another party or by their tenants, visitors and licensees.
6. All maintenance, repair and replacement work shall be accomplished with the least amount of damage possible to surface improvements. Upon completion of the maintenance, repair or replacement, the surface shall be restored as nearly as possible to the condition which it was in prior to the commencement of such work.
7. This Easement may be amended from time to time by agreement of all of the then respective owners of the lots identified herein. Any amendment, to be effective, must be in writing and filed for record with the Delaware County Recorder.
8. This easement shall be a covenant running with the land and shall bind all heirs, executors, administrators, agents, successors in interest or assigns of the owners of the property subject to this easement.

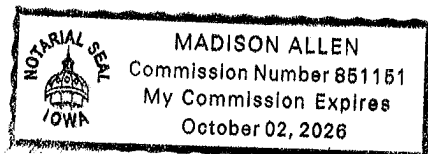

 Michael Decker, Member
 Hall of Fame, LLC, Grantor


 Karen Runde, Member
 Willow Pear, LLC, Grantee

STATE OF IOWA, COUNTY OF DUBUQUE

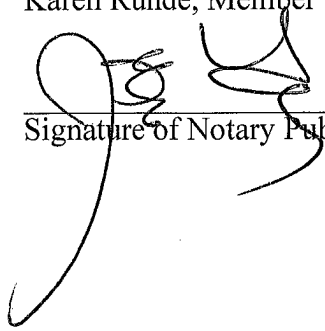
This record was acknowledged before me on 4/4/24 by
 Michael Decker, Member of Hall of Fame, LLC.


 Signature of Notary Public

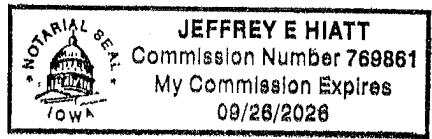


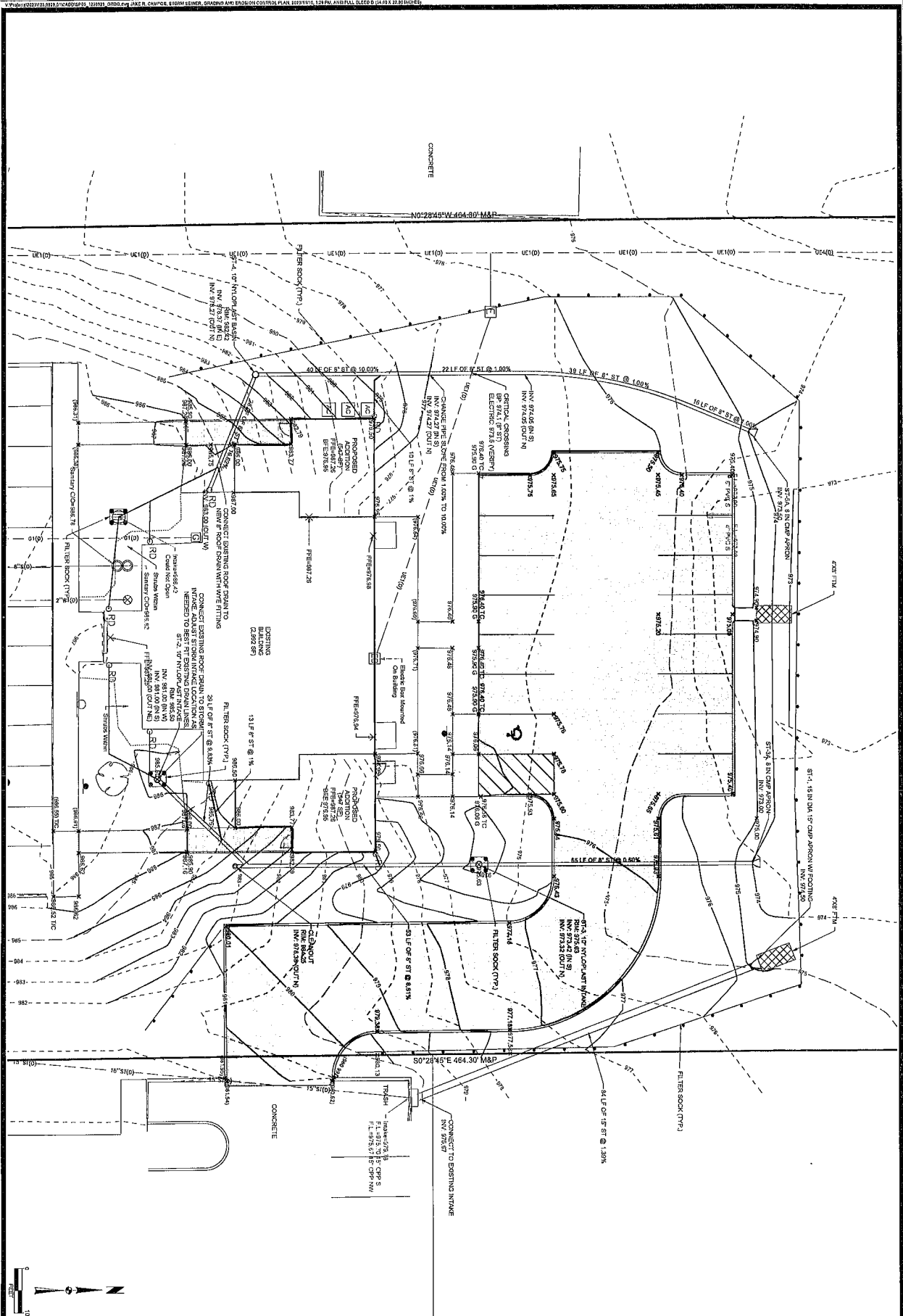
STATE OF IOWA, COUNTY OF DUBUQUE


This record was acknowledged before me on 4/4/24 by
Karen Runde, Member of Willow Pear, LLC.



Signature of Notary Public







SNYDER & ASSOCIATES

DYERSVILLE FAMILY DENTISTRY BUILDING ADDITION
STORM SEWER, GRADING AND EROSION CONTROL PLAN DYERSVILLE, IOWA
SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
Engineer: J.L.H.	Checked By: M.A.A.	Scale: 1" = 8'	
Toddman: T.L.S.	Date: 11-10-2023	T-R-S: TTN-RRV-SS	
Project No: 123.0929.01			Sheet C301

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 Sheet C301

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