

Recorded: 1/13/2025 at 8:05:24.0 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: 2025 PG: 134

| | | | |
|---------------------------------------|-----------------------|------------------------|----------------|
| Prepared by/Return to: Jane E. Hanson | 401 East Main Street, | Manchester, Iowa 52057 | (563) 927-5920 |
| Individual's Name | Street Address | City | Phone |

ACCESS EASEMENT AND AGREEMENT

This Agreement entered into this 31st day of December, 2024, by and between Kenneth A. Cearlock and Catherine L. Cearlock, husband and wife (hereinafter "Cearlock") and Prairie Hollow, LLC, (hereinafter "Prairie Hollow")

WHEREAS, Cearlock owns the following described real estate located in Delaware County, Iowa:

Parcel 2024-92; in the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter in Section 10, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2910

(hereinafter "Cearlock Real Estate")

AND WHEREAS, Prairie Hollow, LLC owns the following described real estate located in Delaware County, Iowa:

Parcel 2024-91; in the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, and the Southwest Quarter of the Southeast Quarter in Section 10, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2910.

(hereinafter "Prairie Hollow Real Estate")

AND WHEREAS, there is a twenty (20) foot wide ingress and egress driveway as shown on Exhibit A (hereinafter "Driveway"). Said Driveway provides access to and from Oak Road to Prairie Hollow Real Estate.

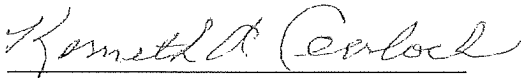
AND WHEREAS, the Parties wish to enter into an Agreement to establish their rights and obligations with regard to the Driveway that will provide access to Prairie Hollow Real Estate from Oak Road over and across Cearlock Real Estate.

NOW, THEREFORE, in consideration of the mutual promises contained herein and the mutual benefits to be gained by the Parties they agree as follows:

1. The Parties agree that Prairie Hollow, its agents and invitees, and all persons with lawful authority may use the Driveway to access Prairie Hollow Real Estate.
2. Each Party agrees to use said Driveway in such a manner as to not restrict the usage by the other party. The Parties agree not to permanently park vehicles, machinery, implements or other items of personal property on the Driveway area, and to provide free access for both parties. No buildings or other permanent structures shall be placed on or across the Driveway.
3. The Parties agree that any future maintenance and repairs for said Driveway shall be provided by Prairie Hollow.
4. This Easement and Agreement shall be binding upon the Parties hereto, their heirs, successors and assigns and shall be considered an Easement that runs with the land.

Dated this 31st day of December, 2024.

Cearlock:



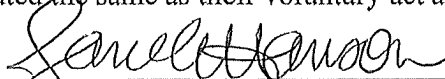
Kenneth A. Cearlock



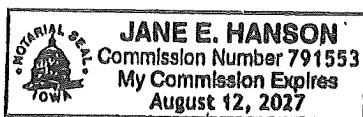
Catherine L. Cearlock

STATE OF IOWA, COUNTY OF DELAWARE, ss:

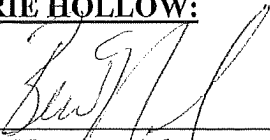
On this 31st day of December, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth A. Cearlock and Catherine L. Cearlock, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

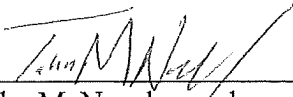


Notary Public in and for the State of Iowa



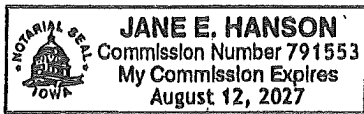
PRAIRIE HOLLOW:



Brett A. Nagel, member-manager

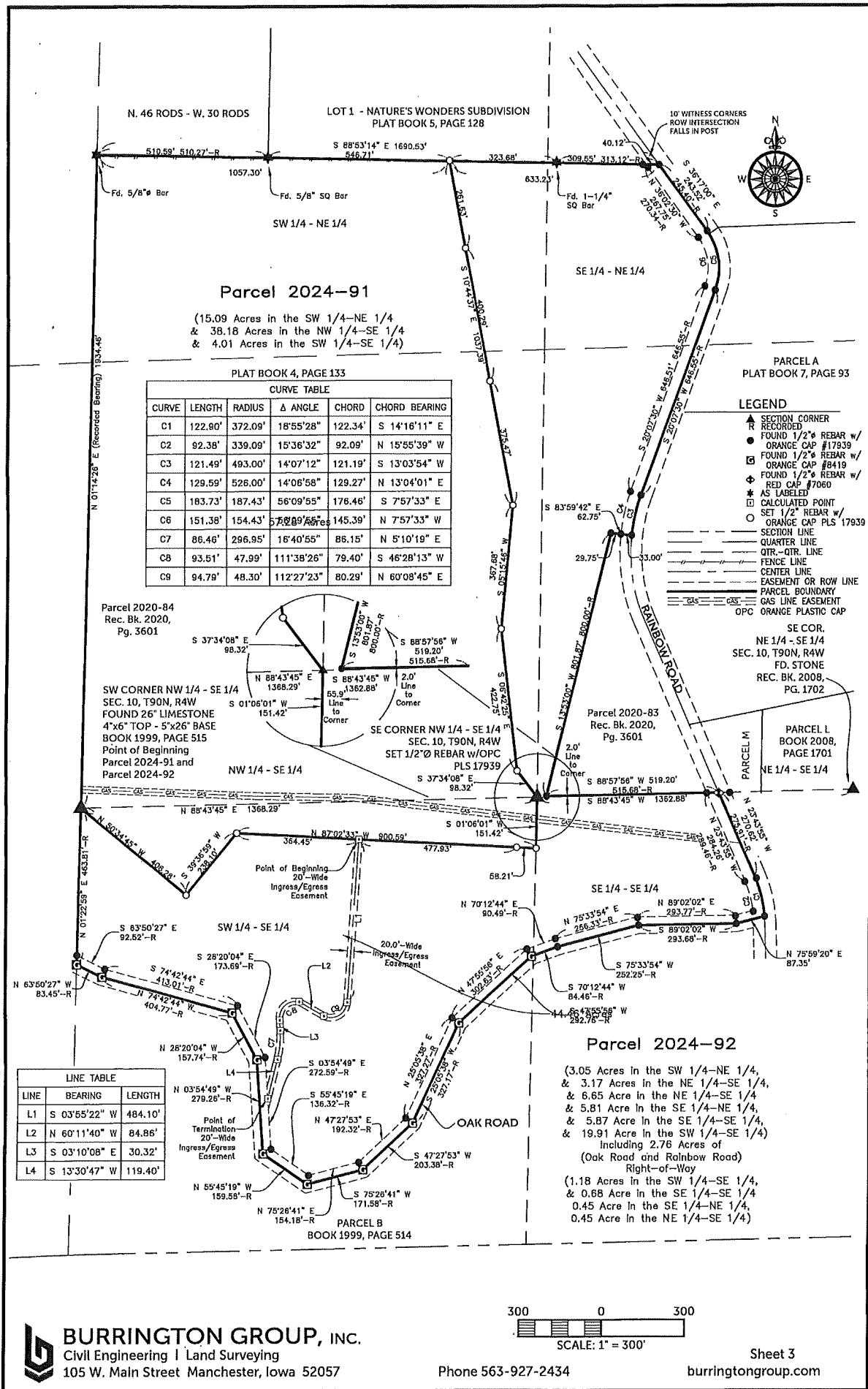

John M. Nagel, member-manager

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 31st day of December, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Brett A. Nagel and John M. Nagel to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.




Notary Public in and for the State of Iowa



BURRINGTON GROUP, INC.
 Civil Engineering | Land Surveying
 105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

Sheet 3
 burringtongroup.com

Exhibit A