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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731

✓ Return Document To: Mark L. Smith, POB 230, Winterset, IA 50273

EASEMENT AGREEMENT

Troy D. Havener and Vicky M. Havener, Husband and Wife, hereinafter called

“Grantors”, for valuable consideration, do hereby grant to Peggy J. Havener, single, hereinafter called “Grantee”, a perpetual Ingress-Egress Easement upon the following-described real estate:

Commencing at a found square head bolt at the Southwest corner of the Northeast ¼ of said Section 26; thence S 89°55'15" E a distance of 404.42 to the Point of Beginning; thence N 00°04'45" E a distance of 42.10'; thence N 07°38'49" W a distance of 100.91'; thence N 57°01'17" W a distance of 55.28'; thence S 81°53'18" W a distance of 109.02'; thence S 88°33'54" W a distance of 112.60; thence N 56°54'43" W a distance of 80.16'; thence N 14°28'04" W a distance of 88.03'; thence N 00°38'28" E a distance of 570' to a point of terminus.

Said Easement shall benefit the following described property:

Parcel “B” being tract of land located as shown in Plat of Survey filed December 2008, in Book 2008, Page 3595 in part of the West ½ of the Northeast ¼ (W ½ NE ¼) of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at a found square head bolt at the Southwest corner of the Northeast ¼ of said Section 26: thence N 00°30'19" E. along the West line thereof, a distance of 844.57 to an iron pin at the Point of Beginning thence N 00°30'19" E. along said West line, a distance of 991.70' to an iron pin; thence S 60°12'49" E a distance of 716.74' to an iron pin, thence S 38°01'01" W a distance of 830.53' to an iron pin,

thence N 81°05'00" W a distance of 120.73' to the point of beginning. Containing 8.13 acres and being subject to a 30' wide private drive and utility easement and a 30' wide private waterline easement over and across a part of the Southwest ¼ Northeast ¼

Said Easement shall burden the following described properties:

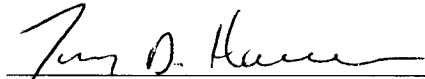
The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six, except five (5) acres in the Northeast corner thereof lying North of North Branch, and the West (1/2) of the Northeast Quarter (1/4) of Section Twenty-six (26) except therefrom all that part thereof lying North of the main channel of North Branch of North River as it flowed across said 80-acre tract on April 8, 1952, and also except Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-six (26) containing 8.52 acres, as shown in Plat of Survey filed in Book 2006, Page 3228 on August 4, 2006, in the Office of the Recorder of Madison County, Iowa, AND all that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25) which lies South of North Branch: All in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

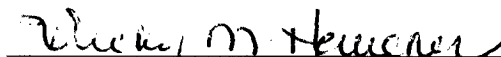
Grantors agree to grant the Grantee an easement for ingress and egress to the property, including the right to use the easement area to bring any and all utility services to the benefitted property. Grantee and Grantors agree that the expense of maintenance of the shared portion of the roadway shall be split equally between the Parties. Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted.

This Easement shall run with the land and be binding upon successors in interest.

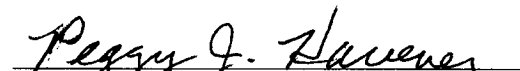
Dated this 26th day of September, 2019.

GRANTORS:


Troy D. Havener

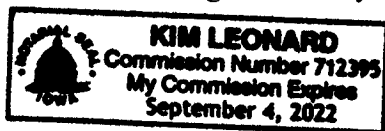

Vicky M. Havener

GRANTEE:


Peggy J. Havener

STATE OF IOWA :
: SS
COUNTY OF MADISON :

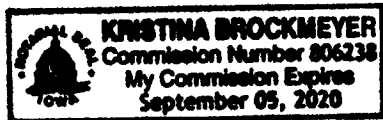
On the 26 day of September, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Troy D. Havener and Vicky M. Havener, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as his voluntary act and deed.



Kim Leonard
Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
COUNTY OF MADISON :

On the 26 day of September, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Peggy J. Havener, single, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Kristina Brockmeyer
Notary Public in and for the State of Iowa