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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **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

Ross David Nicholl, hereinafter called "Grantor", for valuable consideration, does hereby grant to David M. Nicholl, Trustee of the David M. Nicholl Revocable Trust, hereinafter called "Grantee", a perpetual Easement upon the following-described real estate:

See Attached Legal Description One.

Said Easement shall benefit the following described property:

See Attached Legal Description Two.

Grantor agrees to grant the Grantee a perpetual easement for ingress and egress to the benefitted property over the currently existing driveway. Grantee and Grantor agree that the expense of maintenance of the roadway shall be paid by the Grantor. Grantor further grants a perpetual easement for use of the burdened property for utility lines and septic use. The septic tank on the burdened property is used by the benefitted property and the water lines run from the benefitted property to the burdened property. Maintenance of the utility lines shall be paid by the Grantee. The maintenance of the septic system shall be paid by the Grantor. These easements shall run with the land and be binding upon successors in interest. Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights

hereby granted.

Grantor further grants an easement for use of the shop building on his property by the Grantee. This easement shall not be perpetual and shall only last so long as the Grantee is the owner of the benefitted property.

Dated this 26th day of JUNE, 2020.

GRANTOR:

[Signature]
Ross David Nicholl

GRANTEE:

[Signature]
David M. Nicholl, Trustee of the
David M. Nicholl Revocable Trust

STATE OF Florida :
COUNTY OF Charlotte : SS

On the 26 day of June, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared David M. Nicholl, Trustee of the David M. Nicholl Revocable Trust, 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.

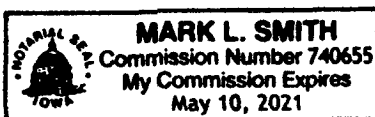


Emily Massey
State of Florida
My Commission Expires 10/20/2023
Commission No. GG 364838

[Signature]
Notary Public in and for the State of Florida

STATE OF IOWA :
COUNTY OF MADISON : SS

On the 14th day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Ross David Nicholl, 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.



[Signature]
Notary Public in and for the State of Iowa

LEGAL DESCRIPTION ONE

Parcel "A" located in the Southwest Fractional Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th PM, Madison County, Iowa more particularly described as follows: Commencing at the West Quarter Corner of Section 18, Township 75 North, Range 27 West of the 5th PM, Madison County, Iowa, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of said Section 18, 181.50 feet to the Point of Beginning, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of said Section 18, 1119.51 feet to the Northwest Corner of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, thence South 89 degrees 34'16" East along the North line of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, 1120.35 feet, thence South 0 degrees 46'50" West, 1113.69 feet, thence North 89 degrees 52'11" West, 1118.61 feet to the Point of Beginning. Said Parcel contains 28.695 acres, including 0.424 acres of County Road right-of-way;

EXCEPT Parcel "G" of the Southwest Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed July 19, 2019, in Book 2019, Page 2216 of the Recorder's Office of Madison County, Iowa.

LEGAL DESCRIPTION Two

Parcel "G" of the Southwest Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed July 19, 2019, in Book 2019, Page 2216 of the Recorder's Office of Madison County, Iowa.