

BK: 2022 PG: 1611
Recorded: 5/31/2022 at 2:05:47.0 PM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Return To: SAW Farms, LLC, Douglas Pullin, 24751 270th, Adel, IA 50003
Taxpayer: SAW Farms, LLC, Douglas Pullin, 24751 270th, Adel, IA 50003
Preparer: Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003, Phone: 515-993-1000

EASEMENT

Now on this 27 day of May, 2022, SAW Farms, LLC ("LLC") and Michael McNichols ("McNichols") hereby agree as detailed herein on the terms of an easement regarding their adjacent properties:

RECITALS

- A. The LLC owns the following described real estate in Madison County, Iowa:

The Northeast Quarter (¼) of the Southeast Quarter(¼) and Parcel "D" in the Northeast Quarter (¼) of the Southwest Quarter (¼), as shown in the Plat of Survey recorded in Book 2022, Page 963, all in Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

("LLC Property").

- B. McNichols owns the following described real estate in Madison County, Iowa:

The Southeast Quarter (¼) of the Southwest Quarter(¼) and Parcel "E" in the Northeast Quarter (¼) of the Southwest Quarter (¼), as shown in the Plat of Survey recorded in Book 2022, Page 963, all in Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

("McNichols Property").

- C. The Easement concerns the following described real estate in Madison County, Iowa, which includes portions of both the LLC Property and the McNichols Property:

See Exhibit A

("Easement Area").

- D. The LLC Property and the McNichols Property share a private drive allowing both parties access to 325th Street, which runs east-west adjacent to the north boundary of both the McNichols Property and the LLC Property.
- E. The parties both agree to establish an easement allowing them both ingress-egress access to 325th Street across the shared drive.

AGREEMENT

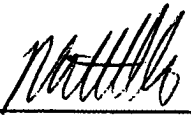
Now, therefore in consideration of the sum of \$1.00 and other good and valuable consideration, and the mutual covenants and recitals detailed herein, the LLC and McNichols mutually agree to grant and convey unto each other an easement and right of access and entry over and across the Easement Area.

This Easement is granted and conveyed by each party to the other for the specific purpose of ingress and egress with the adjacent public road to each parties' perspective property, described above.

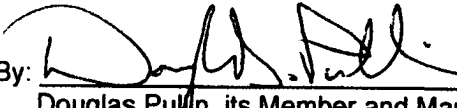
This Easement shall be a covenant running with title to both respective properties and shall be binding upon the parties hereto, upon the heirs, successors, and assigns. This Easement may be amended or released at any time by mutual agreement of the LLC and McNichols, their heirs, successors, and assigns, duly executed and acknowledged and file of record in the office of the Madison County, Iowa Recorder.

The parties shall split equally the cost and responsibility for snow removal and maintenance of the Easement Area.

Dated: May 27, 2022

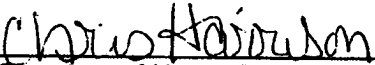
By: 
Michael McNichols

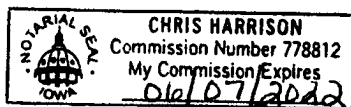
SAW Farms, LLC,

By: 
Douglas Pullin, its Member and Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 26, 2022, by Michael McNichols.


Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 27, 2022, by Douglas Pullin, as Member and Manager, of SAW Farms, LLC.



Signature of Notary Public

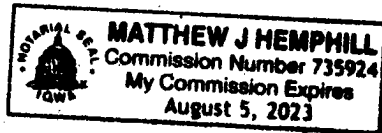


EXHIBIT A

INDEX LEGEND COUNTY: Madison SITE ADDRESS: 325th Street CITY: Truro PARCEL DESIGNATION: Parcels "D" & "E" SECTION: 28 TOWNSHIP: 74 RANGE: 26 ALIQUOT PART: NE1/4 SW1/4 PROPRIETOR Catlin Richards & Christopher E Johnson REQUESTED BY: Tyler Pullin SURVEYOR NAME: Vincent E. Piagentini	PLAT OF SURVEY & ACCESS EASEMENTS PARCEL "D" & "E" OF THE NE1/4 OF THE SW1/4 OF SEC 28-T74N-R26W	
PREPARED BY & RETURN TO: ABACI CONSULTING INC. 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-6048		*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY*

EASEMENT DRAWING AND LEGAL DESCRIPTION

Legal Description - Access Easement on Parcel "D"

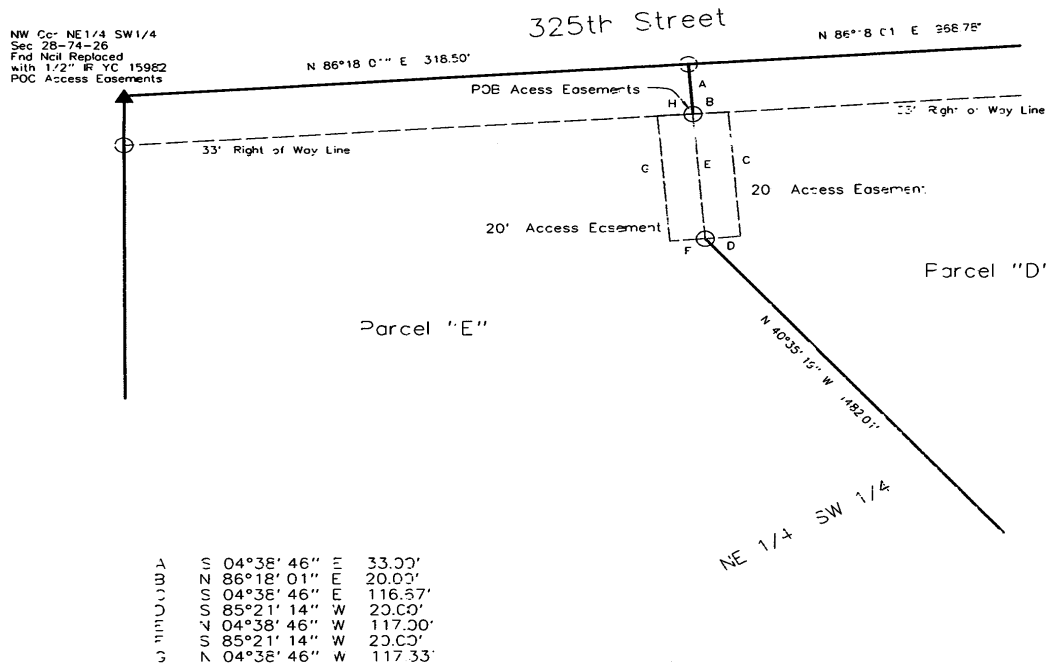
All that part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 28, thence North 86°18'01" East, along the North line of the NE 1/4 of the SW 1/4 of said Section 28, a distance of 318.50 feet; thence South 04°38'46" East, a distance of 33.00 feet, to the South right of way line of 325th Street, also being the Point of Beginning; thence North 86°18'01" East, along said South right of way line of 325th Street, a distance of 20.00 feet; thence South 04°38'46" East, a distance of 116.67 feet; thence South 85°52'14" West, a distance of 20.00 feet; thence North 04°38'46" West, a distance of 117.30 feet to the Point of Beginning, and containing 2,336 square feet or 0.054 acres of sand, more or less.

Legal Description - Access Easement on Parcel "E"

All that part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), of Section 28, Township 74 North, Range 26 West of the 5th P.M., Macisor County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 28, thence North 86°18'01" East, along the North line of the NE 1/4 of the SW 1/4 of said Section 28, a distance of 318.50 feet; thence South 04°38'46" East, a distance of 33 00 feet, to the South right of way line of 325th Street, also being the Point of Beginning; thence South 04°38'46" East, a distance of 117.00 feet; thence South 85°21'14" West, a distance of 20.00 feet; thence North C4°38'46" West, a distance of 117.33 feet, to the South right of way line of 325th Street; thence North 86°18'01" East, along the South right of way line of 325th Street, a distance of 20.00 feet to the Point of Beginning, and containing 2,343 square feet or 0.054 acres of land, more or less.



Page 2 of 2

Basis of Earing is Iowa State Place
Coordinate System South Zone

DATE OF SURVEY FIELDWORK: 12/7/21 DRAWING DATE: 1/4/22 DRAFTER: VP PROJECT NO: 21441

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

EXHIBIT A