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INDX
ANNO
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BRANDY MACUMBER, 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

Joan M. Hardy, single, hereinafter called "Grantor", for valuable consideration, does hereby grant to Windmill Valley, LLC, hereinafter called "Grantee", a perpetual Ingress-Egress Easement upon the following-described real estate:

The East 30' of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 1, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, beginning at the northern most point off of Quail Ridge Lane and looping slightly west and north around a tree wind break, then north along the quarter section line, as shown on the attached aerial map.

Said Easement shall benefit the following described property:

The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and Parcel "E" all in Section 1, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, with said Plat of Survey filed for Parcel "E" on August 18, 2022, in Book 2022, Page 2484 of the Recorder's Office of Madison County, Iowa.

Grantor agrees 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 Grantor agree that the expense of maintenance of the easement shall be borne exclusively by the Grantee. Grantor covenants that no act will be permitted within the

easement area which is inconsistent with the rights hereby granted.

In all other respects the Grantor shall be able to use said easement area as they normally would. This Easement shall run with the land and be binding upon successors in interest.

Dated this 22nd day of June, 2023.

GRANTOR:

Joan M. Hardy
Joan M. Hardy

GRANTEE:

NP
Windmill Valley, LLC, by
Alan Powell, Member-manager

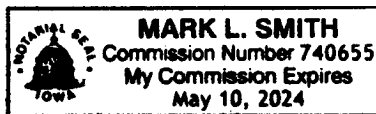
STATE OF IOWA :
: SS
COUNTY OF Madison :

On the 22 day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Joan M. Hardy, 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.

Mark L. Smith

Notary Public in and for the State of Iowa

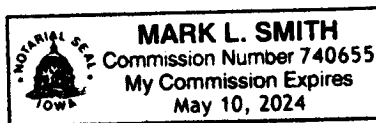
STATE OF IOWA :
: SS
COUNTY OF Madison :

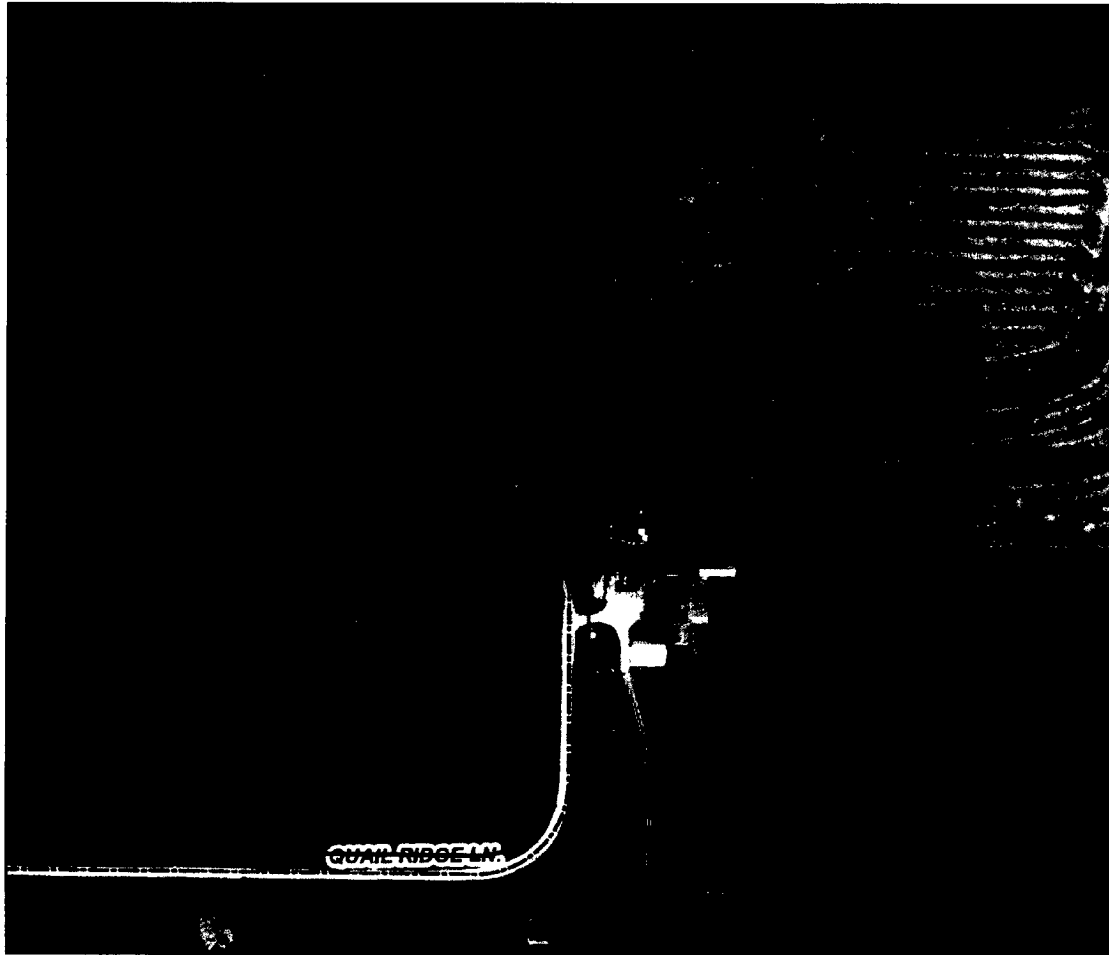


On the 22 day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Alan Powell, Member-manager of Windmill Valley, LLC, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Mark L. Smith

Notary Public in and for the State of Iowa





Overview




Legend

- ☐ Parcels
- ☐ Townships
- ☐ Sections
- ☐ City Limits
- ☒ Road Centerlines

Parcel ID	400070164010000	Alternate ID	n/a	Owner Address	Hardy, Joan M.
Sec/Twp/Rng	1-76-27	Class	A		2726 Quail Ridge Ln
Property Address		Acreage	38.0		Winterset, IA 50273-
District	UNION WINTERSET WFD				
Brief Tax Description	NW SW EX 2A SW COR				
	(Note: Not to be used on legal documents)				

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Developed by  **Schneider**
GEOSPATIAL

 = Easement shown in red,
30' in width.