



Document 2023 1862

Book 2023 Page 1862 Type 06 001 Pages 3

Date 8/09/2023 Time 1:10:28PM

Rec Amt \$17.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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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

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EASEMENT AGREEMENT

Charles R. Strawn and Audrey J. Strawn, husband and wife, hereinafter called
“Grantors”, for valuable consideration, do hereby grant to Kevin D. Reynolds and Kimberly K.
Reynolds, husband and wife, hereinafter called “Grantees”, a perpetual Ingress-Egress Easement
upon the following-described real estate:

**The South Sixty (60) feet of Parcel “P” in the Southeast
Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 14,
Township 75 North, Range 26 West of the 5th P.M., Madison
County, Iowa, as shown in Plat of Survey filed February 25,
2022, in Book 2022, Page 569 of the Recorder’s Office of
Madison County, Iowa.**

Said Easement shall benefit the following described property:

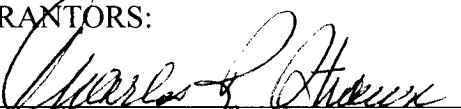
See Attached Legal Description, *Addendum 1.*

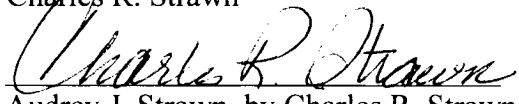
Grantors agree to grant the Grantees an easement for ingress and egress to the property,
including the right to use the easement area to bring any and all utility services to the benefitted
property. Grantees and Grantors agree that the expense of maintenance of the easement shall be
borne exclusively by the Grantees. Grantors covenant that no act will be permitted within the
easement area which is inconsistent with the rights hereby granted.

In all other respects the Grantors 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 8 day of August, 2023.

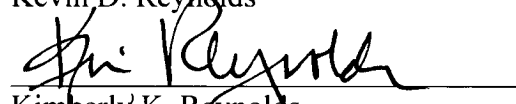
GRANTORS:


Charles R. Strawn


Audrey J. Strawn, by Charles R. Strawn
as POA for Audrey J. Strawn

GRANTEES:

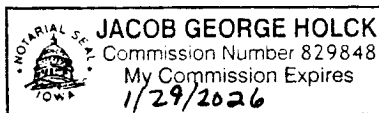

Kevin D. Reynolds



Kimberly K. Reynolds

STATE OF IOWA :
: SS
COUNTY OF Pike :

On the 3rd day of August, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles R. Strawn, 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.

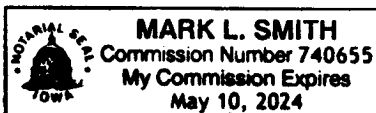
Individually and as POA for Audrey J. Strawn

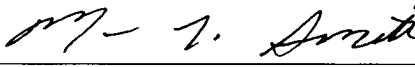



Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
COUNTY OF Madison :

On the 8 day of August, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin D. Reynolds and Kimberly K. Reynolds, 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

Addendum 1

Legal Description of Property Conveyed:

Parcel "Q" located in the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa, containing 30.05 acres, as shown in Plat of Survey filed in Book 2022, Page 570 on February 25, 2022, in the Office of the Recorder of Madison County, Iowa.

