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BRANDY MACUMBER, 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

T & T Property Company, LLC, hereinafter called "Grantor", for valuable consideration, does hereby grant to T & T Property Company, LLC, hereinafter called "Grantee", a perpetual Ingress-Egress Easement upon the following-described real estate:

Lot Twenty-one (21) of Bluebird Estates Subdivision located in Sections Five (5) and Six (6), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Said Easement shall benefit the following described property:

Lot Nineteen (19) of Bluebird Estates Subdivision located in Sections Five (5) and Six (6), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., 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 area shall be split by the Parties equally. 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 5 day of September 2023.

GRANTOR:

T & T Property Company, LLC

Tray W. Thomas
Tray W. Thomas, Member-manager

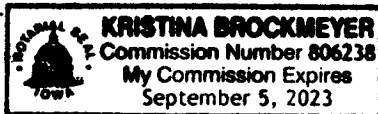
GRANTEE:

T & T Property Company, LLC

Tray W. Thomas
Tray W. Thomas, Member-manager

STATE OF IOWA :
: SS
COUNTY OF Madison:

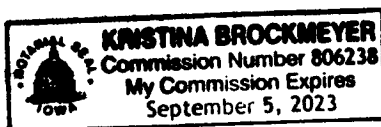
On the 5 day of September 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Tray W. Thomas, Member-manager of T & T Property Company, LLC, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Kristina Brockmeyer
Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
COUNTY OF Madison:

On the 5 day of September 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Tray W. Thomas, Member-manager of T & T Property Company, LLC, 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