

BK: 2025 PG: 2173
Recorded: 8/15/2025 at 10:47:19.0 AM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

EASEMENT AGREEMENT
Recorder's Cover Sheet

Prepared by:

Matthew D. Hammes, AT0003112
LOCHER PAVELKA DOSTAL
BRADDY & HAMMES, LLC
421 West Broadway, Ste. 401
Council Bluffs, Iowa 51503
(402) 898-7000
Attorneys for the Co-Executors

Taxpayer Information:

Logan L. Eaton
Codi J. Sehman
1367 North River Trail
Winterset, IA 50273

Return Document To:

Matthew D. Hammes
LOCHER PAVELKA DOSTAL
BRADDY & HAMMES, LLC
421 West Broadway, Ste. 401
Council Bluffs, Iowa 51503

Grantors:

Codi J. Sehman and Logan L. Eaton

Grantee:

John A. Jungman, III and Richard C. Jungman, Co-Executors of the Estate of Faye L. Jungman

Legal Description:

Parcel "B" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 150,388 square feet (3.15 acres) more or less, as shown in Plat of Survey filed in Book 2025, Page 1171 on May 14, 2025, in the Office of the Recorder of Madison County, Iowa.

Document or instrument number of previously recorded documents:

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made by and between Codi J. Sehman and Logan L. Eaton of Winterset, Madison County, Iowa, (hereinafter collectively the "Grantor"), for the benefit of John A. Jungman, III and Richard C. Jungman, Co-Executors of the Estate of Faye L. Jungman, Seller under the Iowa Residential Purchase Agreement (hereinafter "Grantee").

RECITALS

- A. The Grantor is the owner of certain real property located at 1367 North River Trail, Winterset, Iowa 50273, acquired pursuant to the Iowa Residential Purchase Agreement entered into by and between Grantor and the Grantee, said real estate more fully described as follows:

Parcel "B" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 150,388 square feet (3.15 acres) more or less, as shown in Plat of Survey filed in Book 2025, Page 1171 on May 14, 2025, in the Office of the Recorder of Madison County, Iowa
(herein the "Servient Estate").

- B. The Grantee is the owner of certain real property located adjacent to the Grantor's real property (hereinafter the "Dominant Estate").
- C. Grantee pursues business related to agricultural pursuits, including growing crops and maintaining pasture, and raising livestock of cattle on the Dominant Estate.
- D. Grantor seeks to convey certain rights of the Servient Estate to the owner of the Dominant Estate as provided by Grantor to the Grantee.

NOW, THEREFORE, in consideration of the conveyance set forth under the Iowa Residential Purchase Agreement by Seller to the Grantor, and other valuable consideration, the receipt of which is hereby acknowledged by the Grantor, certain rights in the Servient Estate and granted to the Grantee as follows:

1. **Grant of Easement.** Grantor hereby grants to Grantee an easement on and across the real property described herein to provide to Grantee access to the well located upon the Servient Estate, specifically allowing for ingress and egress over the real estate to access the well, draw water from the water and over the real property to the property of Seller, said well depicted upon the Servient Estate in Exhibit B.1 and Exhibit B.2.
2. **Character of Easement.** It is the intention of Grantor that the easement granted to the Dominant Estate for the benefit, use, and enjoyment of Grantee in furtherance of Grantee's pursuit of agricultural purposes which the use of the water supplied by the well on Grantor's real estate is integral to continuation of Grantee's use of its real estate subsequent to the sale to Grantor upon which the well is currently located and operated.
3. **Purpose of Easement.** It is the intention of the Grantor that the easement provide Grantee with continuing benefits to access the well and water drawn from the well in its agricultural pursuits on its real estate adjoining that of the Grantor, said easement is granted Grantee in perpetuity.
4. **Assignment of Easement.** It is contemplated and agreed to by Grantor pursuant to the Iowa Residential Real Estate Purchase Agreement, this Easement Agreement may be assigned to John A. Jungman, III and his spouse, Christine R. Jungman, upon their acquisition of the real estate adjoining that of the Grantor.

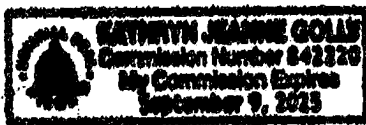
Dated this 30 day of July, 2025.

x Logan L. Eaton
Logan L. Eaton, Grantor

STATE OF Iowa)
) ss:
COUNTY OF Madison)

SUBSCRIBED AND SWORN TO before me this 30 day of July, 2025.

Kathryn Jeanne Golly
Notary Public



x Codi Sehman
Codi J. Sehman, Grantor

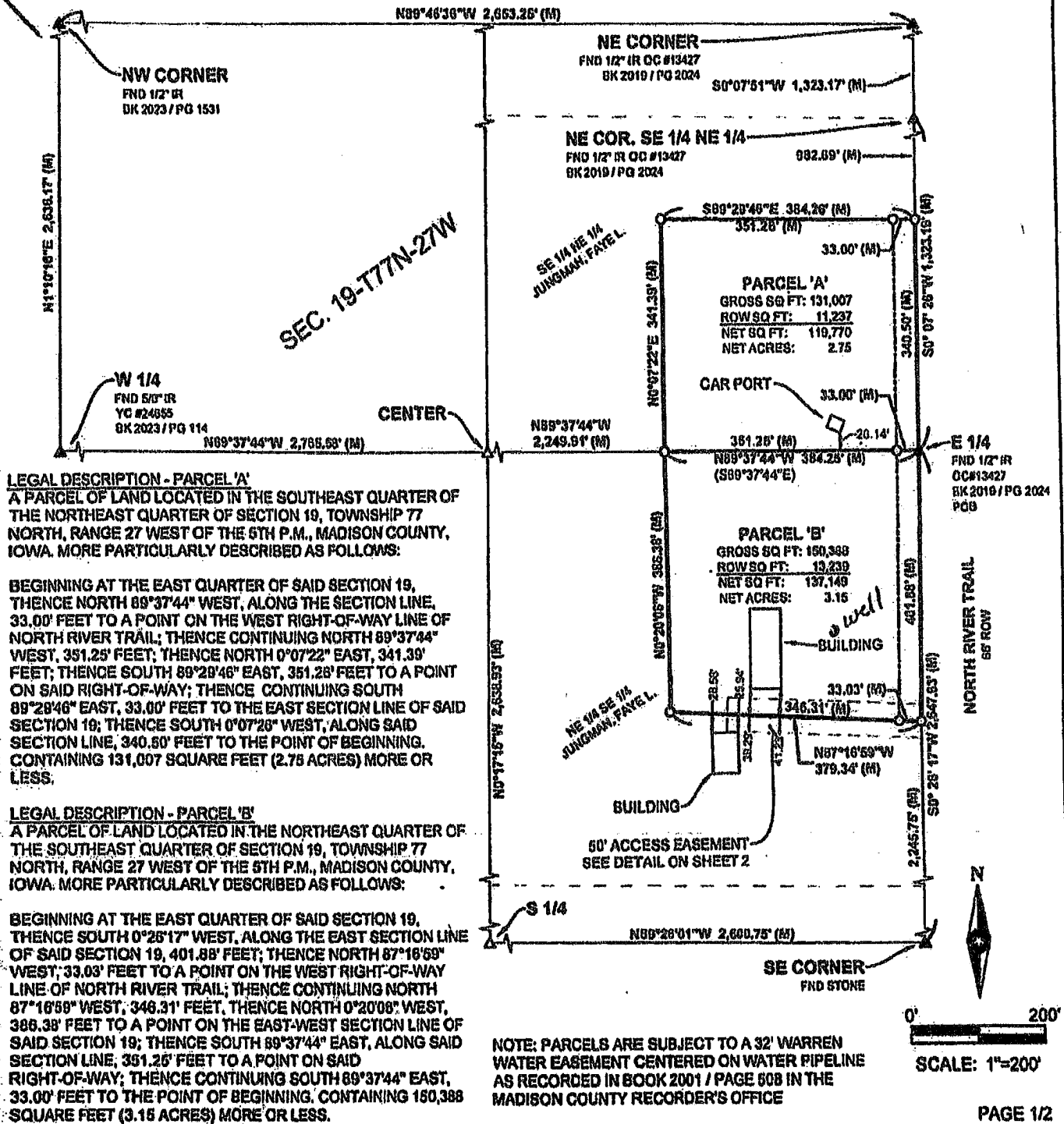
STATE OF Iowa)
COUNTY OF Madison) ss:

SUBSCRIBED AND SWORN TO before me this 30 day of July, 2025.

Kathryn Jeanne Golly
Notary Public



PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048



PAGE 1/2

FIELD WORK DATE: 03/10/2025 DRAWING DATE: 03/31/2025 DRAFTER: MS JOB NUMBER: #15036

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS RECORDED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF IOWA.

COPY 5/12/2025

SIGNATURE: MERLIN L. DAVIS DATE: 5/12/2025

PRINTED OR TYPED NAME:
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2028

THIS SHEET ONLY

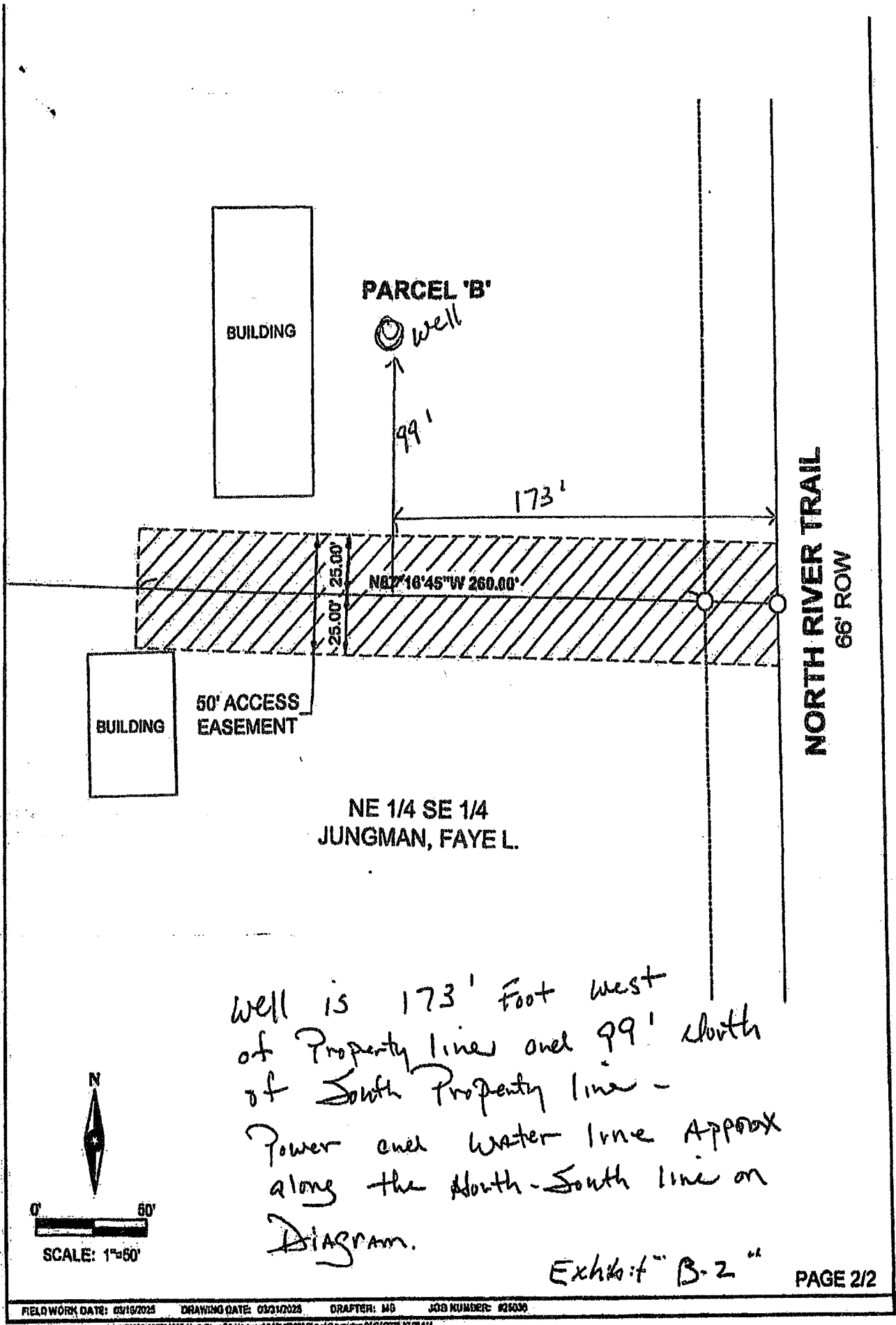
PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

R	RECORDED DISTANCE	OC	ORANGE CAP
M	MEASURED DISTANCE	RC	RED CAP
C	CALCULATED DISTANCE	IP	IRON PIPE
●	CORNER MONUMENT FOUND	IR	IRON ROD
○	SET 1/2" IR OC 19440 UNLESS NOTED		
▲	SECTION CORNER FOUND		
△	SECTION CORNER SET		
	OC 19440 UNLESS NOTED		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
YC	YELLOW CAP		

Exhibit "B-1"



Well is 173' Foot west
of Property line and 99' North
of South Property line -
Power and Water line Approx
along the North-South line on
Diagram.

Exhibit "B-2"