

BK: 2026 PG: 2761
Recorded: 9/15/2026 at 3:27:14.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Trevor J. Heimbaugh, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731
Return Document To: Trevor J. Heimbaugh, P.O. Box 230, Winterset, IA 50273

EASEMENT AGREEMENT

Lynn Scott and Dorisa Scott, hereinafter called "Grantors", for valuable consideration, does hereby grant to MH Advisors, LLC, hereinafter called "Grantee", an Easement upon the following-described real estate:

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), **EXCEPT** Parcel "B" as shown in Plat of Survey filed in Book 2016, Page on 1313 on May 18, 2016, in the Office of the Recorder of Madison County, Iowa, **ALL IN** Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Said Easement, as shown in the attached, shall benefit the following described property:

Parcel "B" located in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.65 acres, as shown in Plat of Survey filed in Book 2016, Page on 1313 on May 18, 2016, in the Office of the Recorder of Madison County, Iowa.

Grantors agree to grant the Grantee an easement for ingress and egress to the benefitted property.

Grantee agree to maintain the easement area.

This Easement shall run with the land and be binding upon successors in interest.

Dated this 10 day of September, 2026.

GRANTORS:

[Signature]
Lynn Scott

Dorisa Scott
Dorisa Scott

GRANTEE:

[Signature]
Matt Holeton, as Manager of
MH Advisors, LLC

STATE OF IOWA :
: SS
COUNTY OF Madison :



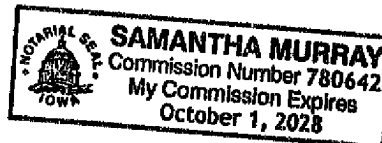
On the 10 day of Sept, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Lynn Scott and Dorisa Scott, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
COUNTY OF Dallas :

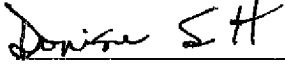
On the 15 day of Sept, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Matt Holeton, as Manager of MH Advisors, LLC, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public in and for the State of Iowa



GRANTORS:


Lynn Scott


Dorisa Scott

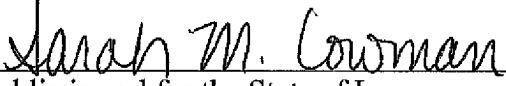
GRANTEE:

Matt Holeton, as _____ of
MH Advisors, LLC

STATE OF IOWA :
: SS
COUNTY OF Madison :



On the 10 day of Sept, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Lynn Scott and Dorisa Scott, 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

STATE OF IOWA :
: SS
COUNTY OF _____ :

On the ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Matt Holeton, as _____ of MH Advisors, LLC, 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