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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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**Return Document To: Trevor J. Heimbaugh, POB 230, Winterset, IA 50273**

### EASEMENT AGREEMENT

Benjamin Kelly and Denise Kelly, husband and wife, hereinafter called "Grantor", and Benjamin Kelly and Denise Kelly, husband and wife, hereinafter called "Grantee", do hereby grant each other an Easement upon the following-described real estate:

See Exhibit "A" attached (Grantor Property)

See Exhibit "B" attached (Grantee Property)

Grantor grants the Grantee:

- A. An easement for ingress and egress on that portion of the Access Location located on Grantor Property, as shown on Cottonwood Creek Final Plat, filed October 1, 2025, in Book 2025, Page 2646, in the Office of the Recorder of Madison County, Iowa.

Grantee grants the Grantor:

- A. An easement for ingress and egress on that portion of the Access Location located on Grantee Property, as shown on Cottonwood Creek Final Plat, filed October 1, 2025, in Book 2025, Page 2646, in the Office of the Recorder of Madison County, Iowa.

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



**Exhibit A**

Lot Three (3) of Cottonwood Creek Subdivision located in the West Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-three (23), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

**Exhibit B**

Lot Four (4) of Cottonwood Creek Subdivision located in the West Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-three (23), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.