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INDX

ANNO

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ Prepared By: Mark L. Smith, PO Box 230, Winterset, IA 50273 Telephone: 515/462-3731
Return Document To: Mark L. Smith, PO Box 230, Winterset, IA 50273

SECOND FLOOR ACCESS EASEMENT

Robert C. Duff and Linda Duff, hereinafter called "Grantor", for valuable consideration, do hereby grant to Shindog Enterprises, LLC, hereinafter called "Grantee", a Second Floor Access Easement for ingress and egress. Grantor owns the following described real property:

The South 2/3 of Lot Eight (8) Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa.

Locally know as: 102 N. 1st Ave. and 104 N. 1st Ave. in Winterset, Iowa.

In the middle of Grantor's property is a stairwell that rises from ground level to the second floor of the building. On the second floor a hallway goes north to the Grantee's property which is legally described as:

The North 1/3 of Lot Eight (8) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, EXCEPT the West 16 feet thereof heretofore conveyed and now used for an alley.

Locally know as: 106 N. 1st Ave. in Winterset, Iowa.

Grantor grants the Grantee an easement for ingress and egress to its property, up the stairwell and north through the hallway. This easement will allow access to the second floor of the Grantees building, which is currently not accessible.

Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted. Grantor, in all others respects, shall be allowed to continue to use the easement area as they normally would. This easement shall run with the land and bind and inure to the benefit of the heirs, successors, assigns, respective tenants, employees, contractors, agents and representatives of the Grantee.

Grantor warrants and covenants to the Grantee that they are the owners of the real estate upon which said easement area is situated, that they have the full right and authority to validly grant this easement, and the Grantee may quietly enjoy their estate in the premises.

Dated this 16th day of May, 2017.

Robert C Duff
Robert C. Duff Grantor

Linda Duff
Linda Duff Grantor

STATE OF IOWA :
:SS
MADISON COUNTY :

Subscribed and sworn to before me by Robert C. Duff and Linda Duff on this 16th day of May, 2017.

Toni Marie Tindle
Notary Public in and for the State of Iowa

