



Document 2021 452

Book 2021 Page 452 Type 06 001 Pages 3

Date 2/04/2021 Time 11:15:23AM

Rec Amt \$17.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Jeremy Goemaat and Janelle Goemaat, Husband and Wife, hereinafter called "Grantors", for valuable consideration, do hereby grant to 169 Holdings, LLC, hereinafter called "Grantee", a perpetual Ingress-Egress Easement upon the currently existing driveway that leads from U.S. Highway 169 to the following-described real estate:

Parcel "L" located in the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.764 acres, as shown in Plat Survey filed in Book 2018; Page 4262 on December 31, 2018, in the Office of the Recorder of Madison County, Iowa.

Said Easement shall benefit the following described property:

Parcel "N" being a part of former Iowa Department of Transportation right of way located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed January 29, 2021, in Book 2021, Page 365 of the Recorder's Office of Madison County, Iowa.

Grantors agree 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, over so much of the currently existing driveway which extends from U.S. Highway 169 west to the point that it meets the benefitted property. Grantee and Grantors agree that the


expense of maintenance of the easement area shall be split between the Parties equally. Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted.


In all other respects the Grantors 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 3 day of February, 2021.


GRANTORS:



Jeremy Goemaat


Janelle Goemaat

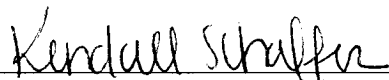
GRANTEE:



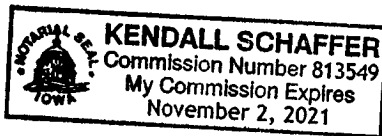
169 Holdings, LLC, by
Jeremy Goemaat, Member-manager

STATE OF IOWA :
: SS
COUNTY OF Muscatine :

On the 3 day of February, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeremy Goemaat and Janelle Goemaat, husband and wife, 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 Mallison :

On the 3 day of February, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeremy Goemaat, Member-manager of 169 Holdings, LLC, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Kendall Schaffer
Notary Public in and for the State of Iowa

