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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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

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### EASEMENT AGREEMENT

Zachary Scadden, Single, hereinafter called "Grantor", for valuable consideration, does hereby grant to Kent Kiburz, hereinafter called "Grantee", a perpetual Ingress-Egress Easement upon the following-described real estate:

**Parcel B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> Madison County, Iowa, containing 4.810 acres, as shown in Plat of Survey filed in Book 2020, Page 4646 on December 3, 2020, in the Office of the Recorder of Madison County, Iowa.**



Said Easement shall benefit the real estate directly south of Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> Madison County, Iowa

Grantor agrees to grant the Grantee, his agents, heirs or assigns an easement for ingress and egress to the property, over the currently existing driveway south to the southern border of Parcel "B". Grantee and Grantor agree that the expense of maintenance of the easement shall be borne by the Grantor exclusively. Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted.

In all other respects the Grantor shall be able to use said easement area as he normally

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

Dated this 16<sup>th</sup> day of February, 2021.

GRANTOR:

Zachary J Scadden  
Zachary Scadden

GRANTEE:

Kent Kiburz  
Kent Kiburz

STATE OF IOWA :  
: SS  
COUNTY OF MADISON :

On the 15<sup>th</sup> day of February, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Zachary Scadden, Single, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Myles W. Easter  
Notary Public in and for the State of Iowa

STATE OF IOWA :  
: SS  
COUNTY OF MADISON :

11-13-21  
My Commission Expires  
793185  
Commission Number  
Myles W. Easter  
NOTARIAL SEAL IOWA

On the 16 day of February, <sup>2021</sup>~~2020~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Kent Kiburz to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

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

NOTARIAL SEAL IOWA  
TONI MARIE TINDLE  
Commission Number 185969  
My Commission Expires  
August 7, 2023

NOTARIAL SEAL IOWA  
Myles W. Easter  
Commission Number  
793185  
My Commission Expires  
11-13-21