



Document 2022 1704

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

EASEMENT AGREEMENT

Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Melissa Linhart, 15441 Hwy 169 Weldon, IA 50264

✓ **Return Document To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors:

Tim Huffer and Kerry Huffer

Grantees:

Melissa Linhart

Legal Description:

See Page 2

Document or instrument number if applicable:

EASEMENT AGREEMENT

Tim Huffer and Kerry Huffer, husband and wife, hereinafter called "Grantors", for valuable consideration, do hereby grant to Melissa Linhart hereinafter called "Grantee"

The perpetual right and easement upon and over the following described real estate:

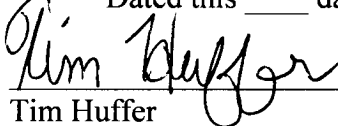
An Easement upon, over and across the existing roadway in the west part of the Northeast 1/4 of Section 32, Township 75 North, Range 26 of the 5th P.M. together with the right of ingress ingresss, over and across said easement area for access purposes.

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

Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted; and no buildings or structures will be erected upon said easement area, and that the present grade or ground level thereof will not be changed by excavation or filling. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Grantee shall be solely responsible for the repair and maintenance of the easement area and shall, upon maintenance or repair, restore the surface of the easement area to its condition existing prior to such repair or maintenance. This easement shall terminate in the event the easement is abandoned by Grantee, her heirs, successors or assigns.

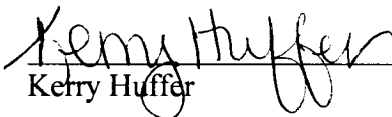
Dated this 3 day of June, 2022.



Tim Huffer



Melissa Linhart



Kerry Huffer

STATE OF IOWA :
 :SS
Madison COUNTY :

On this 6 day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Tim Huffer and Kerry Huffer, to me personally 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.

Kristina Brockmeyer
Notary Public in and for the State of Iowa



STATE OF IOWA :
 :SS
Madison COUNTY :

On this 3 day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Melissa Linhart, to me personally 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.

Jerrold B. Oliver
Notary Public in and for the State of Iowa

