



Document 2023 1292

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and return to: Scott A. Hall, 303 Locust St, Ste 400, Des Moines, IA 50309 515-282-6803
Return to: Brian R. Leech, 2764 State Hwy 92, Winterset, IA 50273

Shared Driveway Easement and Agreement

This Shared Driveway Easement and Agreement is entered into on this 19th day of May, 2023, by and between Brian R. Leech and Nano Leech, a married couple (Leech), and Leechman Property Holdings, L.L.C., an Iowa limited liability company (LPH).

Recitals

- A. Leech is the titleholder to a parcel of real property legally known as: **Parcel "H" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.067 acres, as shown in Plat of Survey filed in Book 2006, Page 62 on January 4, 2006, in the Office of the Recorder of Madison County, Iowa;** and locally known as 2764 Hwy 92, Winterset, IA 50273. This parcel is currently known as Madison County Parcel No. 400072526002000. This property embraces Leech's homestead.
- B. LPH is the titleholder to a parcel of real property situated directly North of the Leech homestead, legally known as: **The Southwest Quarter of the Northeast Quarter of Section 25 in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "H" located in the Southwest Quarter of the Northeast Quarter of said Section 25, containing 4.067 acres, as shown in Plat of Survey filed in Book 2006, Page 62 on January 4, 2006, in the Office of the Recorder of Madison County, Iowa AND a tract of land commencing 6 rods East of the Southwest corner of the Northwest Quarter of the Northeast Quarter and running thence East 42 rods and 11 feet, thence North 20 rods and 8 feet to the South line of the highway as now established and used across said 40-acre tract, thence in a Southwesterly direction along the South line of said highway to a point 14 rods and 11 feet North of the place of**

beginning, thence South to the place of beginning, in Section 25; and locally known as Madison County Parcel No. 400072524030000. This property holds a small building and a long driveway winding south from State Highway 92 and splitting into a fork with one branch continuing to the Leech homestead property and the other fork extending to the existing building on the LPH property situation in the southwest quarter of the parcel (the "shared driveway").

- C. The shared driveway is used by both Parties to gain access to their properties from State Highway 92.

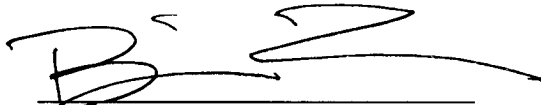
EASEMENT TERMS

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the parties on behalf of themselves, their heirs, successors, and assigns to the above legally described property agree:

1. Each grant unto the other a perpetual and nonexclusive ingress and egress easement upon the portion of the driveway situated on each property owner's property.
2. Each shall leave the driveway unobstructed so the other property owner may enjoy free and uninterrupted use of the driveway.
3. Each shall jointly be responsible for the maintenance and cost of maintenance of the driveway in equal shares, from the State Highway 92 access point to the fork in the driveway. After the fork, Leech shall maintain the portion of the driveway continuing on to Leech's homestead and LPH shall maintain the driveway continuing to the West toward its property.
4. This Shared Driveway Easement and Agreement shall be binding upon the parties' heirs, successors and assigns and shall run with the land.

WHEREFORE, this Agreement is entered into on the first date written above.

LEECH

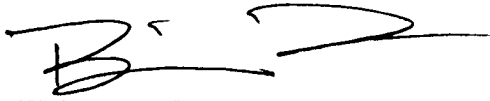


Brian R. Leech



Nano Leech

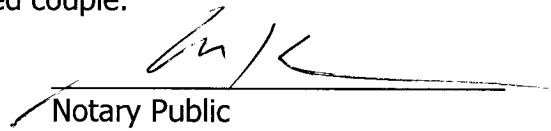
LPH



Brian R. Leech Member

STATE OF IOWA)
) ss
POLK COUNTY)

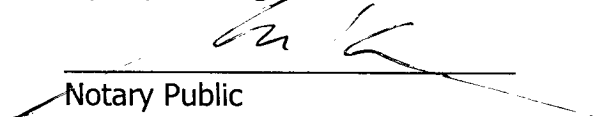
This instrument was acknowledged before me on this 19th day of May, 2023 by Brian R. Leech and Nano Leech, a married couple.


Notary Public

STATE OF IOWA)
) ss
POLK COUNTY)



This instrument was acknowledged before me on this 19th day of May, 2023 by Brian R. Leech, as a Member of Leechman Property Holdings, L.L.C..


Notary Public