



Document 2023 733

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Date 4/13/2023 Time 7:54:42AM

Rec Amt \$17.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Right of Way Easement

Recorder's Cover Sheet

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

Taxpayer Information: Edgar G. Luke, 2500 Knoll Ridge Trail, Winterset, IA 50273

Return Document To: Edgar G. Luke, 2500 Knoll Ridge Trail, Winterset, IA 50273

Grantors:

Darrell Luke

Grantees:

Edgar G. Luke

Legal Description:

See Page 2

Document or instrument number if applicable:

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENCE:

The undersigned owner, Darrell Luke, hereafter called the Grantor, Single, in consideration of the sum of one dollar and other valuable consideration, does hereby grant to Edgar G. Luke, his successors and assigns, hereafter called the Grantee an easement to use, maintain, operate for ingress and egress a private right-of-way upon and over the following described property situated in Madison County, Iowa, to-wit:


An access easement the perimeter of which is described as beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 23, Township 75, North, Range 28 West of the 5th P.M., Madison County, Iowa thence North $89^{\circ} 43' 49''$ East 568.00 feet along the North line of said Northeast Quarter of the Northeast Quarter, thence South $00^{\circ} 43' 49''$ West 25.00 feet; thence South $89^{\circ} 43' 49''$ West 568.00 feet; thence North $00^{\circ} 43' 49''$ East 25.00 feet to the Point of Beginning.


The Grantors warrant and covenant to the Grantee that, subject to liens and encumbrances of record at the date of this easement, he is the owner of the above-described land and has full right and authority to validly grant this easement, and the Grantee may quietly enjoy its estate in the premises.

In consideration of such grant, Grantee agrees the Grantor reserves the right to use the easement area as access to the Grantor's real estate. The Grantor and Grantee shall share equally the cost of installing and maintaining any gravel or other hard surface within the easement area. The Grantee shall not cause or allow any overweight vehicles within the easement area. The Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted; that no buildings or structures or other improvements will be erected

upon the easement property; and, that the present grade or ground level thereof will not be changed by excavation or filling without the Grantee's consent.

This Agreement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.


Darrell Luke


Edgar G. Luke

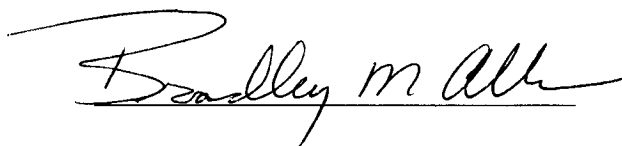
STATE OF IOWA:

:SS

MADISON COUNTY:

On this 8 day of April, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Edgar G. Luke, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged to me that they executed the same as his voluntary act and deed.





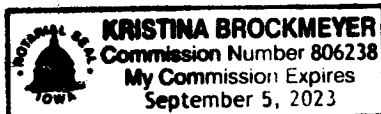
Notary Public in and for the State of Iowa

STATE OF IOWA:

:SS

MADISON COUNTY:

On this 5th day of April 2023 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Darrell Luke, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his voluntary act and deed.





Notary Public in and for the State of Iowa