

BK: 2024 PG: 32
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Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731
Return Document To: Jerrold B. Oliver, POB 230, Winterset, IA 50273

EASEMENT AGREEMENT

John R. McCuddin and Tina J. McCuddin, Husband and Wife hereinafter called
“Grantors”, for valuable consideration, do hereby grant to William L. Brown, hereinafter called
“Grantee”, an Easement upon the following-described real estate:

See Exhibit “A” attached (McCuddin Property)

Said easement shall benefit the following described property:

(Brown Property)

A tract of land located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter (¼) corner of said Section Fifteen (15), thence South 89°47'58" West 214.58 feet along the South line of the Southwest Quarter (¼) of said Section Fifteen (15), thence North 3°52'46" East 927.78 feet, thence South 88°11'15" East 211.46 feet to the East line of the Southwest Quarter (¼) of said Section Fifteen (15), thence continuing South along said East line to the Point of Beginning; EXCEPT Parcel “P” located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 1.04 acres, as shown in Plat of Survey filed in Book 2017, Page 136 on January 12, 2017, in the Office of the Recorder of Madison County, Iowa. Said parcel contains 8.31 acres more or less (including 0.35 acres of road right-of-way).

Grantors grant the Grantee:

A. An easement for the existing laterals located on the McCuddin property. In the event of any

necessary repair or replacement, Grantee and his successors and assigns shall be responsible for such repairs and restoration of the ground to the condition of such ground that existed prior to the making of such repairs or restoration.

B. An easement over and across the existing driveway located in the Southwest Corner of the McCuddin property. Grantee and his successors and assigns shall provide all the maintenance for such driveway. Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted.

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

Dated this 19 day of December, 2023.

GRANTOR:

GRANTEE:

John R. McCuddin
John R. McCuddin
Tina J. McCuddin
Tina J. McCuddin

William L. Brown
William L. Brown

STATE OF IOWA :
 : SS
COUNTY OF Madison:

On the 30th day of December 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared John R. McCuddin and Tina J. McCuddin 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.

Kristin Flaherty
Notary Public in and for the State of Iowa



X

STATE OF ~~IOWA~~ FLORIDA

: SS

COUNTY OF LEE :

On the 19th day of December 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared William L. Brown 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.

Notary Public in and for the State of Iowa

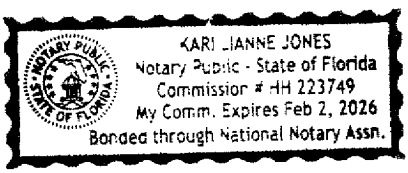
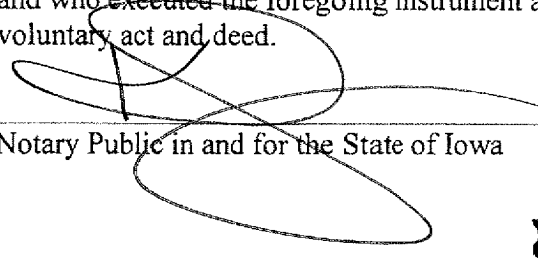


EXHIBIT "A"

That part of the following described parcel that lies within the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: Beginning at the South quarter (1/4) corner of said Section Fifteen (15), thence South 89°47'58" West 214.58 feet along the South line of the Southwest Quarter (1/4) of said Section Fifteen (15) thence North 3°52'46" East 927.78 feet, thence South 88°11'15" East 211.46 feet, to the East line of the Southwest Quarter (1/4) of said Section Fifteen (15), thence continuing South 88°11'15" East 176.15 feet to the East line of the West 5 acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), thence South 3°08'20" West 914.15 feet along the east line of the West five (5) acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), thence North 89°57'33" West 185.50 feet along the South line of the Southeast Quarter (1/4) of said Section Fifteen (15) to the Point of Beginning; **EXCEPT** that part thereof conveyed for highway purposes as shown in Warranty Deed filed in Deed Record 91, Page 581 on July 11, 1962 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** that part conveyed for highway purposes as shown in Warranty Deed filed in Deed Record 91, Page 350, on June 13, 1991 in the Office of the Recorder of Madison County, Iowa; **AND** an easement located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15), located along and 15 feet each side of a line described from a Point of Beginning as follows: Commencing at the South Quarter (1/4) corner of said Section Fifteen (15), thence South 89°47'58" West 214.53 feet along the South line of the Southwest Quarter (1/4) of said Section Fifteen (15), thence North 3°52'46" East 854.42 feet to the Point of Beginning, thence South 88°56'12" West to the East boundary of First Street in the town of Truro, Madison County, Iowa.

