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BRANDY MACUMBER, 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

EASEMENT AGREEMENT

McCartney Shilhanek, single, hereinafter called "Grantor", for valuable consideration, does hereby grant to Jeffrey Shoemaker and Nicole Flactiff, hereinafter called "Grantee", a perpetual Ingress-Egress Easement upon the following-described real estate:

An approximately 80' by 13' section in the middle of Lot Eight (8) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa. See attached aerial photo with the approximate easement area outlined in red. The easement area is approximately 74.5' north of the of the lot's southern boundary line and 60.5' south of the lot's northern boundary line.

Said Easement shall benefit the following described property:

Lot Seven (7) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa.

Grantor agrees to grant the Grantee an easement for ingress and egress to the property, including the right to continue to have existing improvements on the property. Grantee and Grantor agree that the expense of maintenance of the improvements shall be borne exclusively by the Grantee. Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted. Grantor and Grantee agree that any improvements placed in the easement area by either party shall be the installing party's expense for

maintenance, repair or replacement.

This Easement shall run with the land and be binding upon successors in interest. This Easement modifies the Easement for Existing Improvements that was filed March 5, 2021, in Book 2021, Page 903 of the Recorder's Office of Madison County, Iowa, to limit down the easement area.

Dated this 6th day of December, 2023.

GRANTOR:

[Signature]
McCartney Shilhanek

GRANTEE:

[Signature]
Jeffrey Shoemaker
[Signature]
Nicole Flactiff

STATE OF IOWA :
COUNTY OF Madison: SS

On the 3 day of January, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared McCartney Shilhanek, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA :
COUNTY OF Madison: SS

On the 6th day of December, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey Shoemaker and Nicole Flactiff, 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.

[Signature]
Notary Public in and for the State of Iowa