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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

**EASEMENT AGREEMENT**  
Recorder's Cover Sheet

**Preparer Information:**

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731

**Taxpayer Information:**

✓ **Return Address**

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

**Grantors:**

Corkrean Properties, LLC

**Grantees:**

Nielsen Family Properties, LLC

**Legal Description:** SEE PAGE 2

**Document or instrument number if applicable:**

## EASEMENT AGREEMENT

Corkrean Properties, L.L.C., hereinafter called "Grantor", for valuable consideration, does hereby grant to Nielsen Family Properties, LLC, hereinafter called "Grantee", the perpetual right and easement upon the following described real estate:

See Exhibit "A" Attached

together with the right of ingress and egress over and across said easement area for the purpose of constructing, repairing and maintaining a driveway upon said easement area.

The Grantor warrants and covenants to the Grantee that it is the owner of the real estate upon which said easement area is situated, that it has the full right and authority to validly grant this easement, and the Grantee may quietly enjoy their estate in the premises.

Grantor covenants 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 all items installed in the easement area and shall, upon installation, maintenance or repair of any item installed in the easement area.

Grantor shall have the right to assume the repair and maintenance of the easement area at any time. This is a nonexclusive option, and Grantor shall also have the right to grant an easement over and across the easement area for driveway purposes to other persons.

Dated this 19<sup>th</sup> day of Dec., 2008.

Corkrean Properties, L.L.C.

By Patrick F. Corkrean  
Patrick F. Corkrean, Manager

Nielsen Family Properties, LLC

By Daniel Nielsen  
Daniel Nielsen, Manager

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 19 day of December, 2008, by Patrick F. Corkrean as Manager of Corkrean Properties, L.L.C.



Jennifer Stover  
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 19 day of December, 2008, by Daniel Nielsen as Manager of Nielsen Family Properties, LLC.



Jennifer Stover  
Notary Public in and for said State of Iowa

EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION:

An access easement on Lot 6, North Stone Village, Plat No.1, City of Winterset, Madison County, Iowa for drive-up access to a restaurant located on Unit #1, a part of Parcel "A", which is a part of Lot 3 of said North Stone Village, Plat No.1 the perimeter of which is described as follows:

Beginning at the Southwest Corner of Lot 6, North Stone Village, Plat No. 1, City of Winterset, Madison County, Iowa thence North  $01^{\circ}00'11''$  West 30.00 feet along West line of said Lot 6; thence South  $89^{\circ}09'41''$  East 25.00 feet; thence South  $01^{\circ}00'11''$  East 30.00 feet to the South line of said Lot 6; thence North  $89^{\circ}09'41''$  West 25.00 feet to the Point of Beginning.