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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273 Telephone: 515-462-3731
Return To: Mark L. Smith, POB 230, Winterset, IA 50273

ACCESS EASEMENT

Angela P. Hoogensen and Jon Hoogensen, Wife and Husband, hereinafter called
“Grantors” do hereby grant to Paul Sellers and Stacy Sellers, as joint tenants with full rights of
survivorship and not as tenants in common, hereinafter called “Grantees”, and to their successors
or assigns, the perpetual right and easement over and across the following-described real estate in
Madison County, Iowa, to-wit:

**A 20.00 foot wide access easement to Parcel “D” being 10.00 feet either side
of the following-described centerline:**

**Commencing at the South Quarter corner of Section 36, Township 74 North,
Range 28 West of the 5th PM, Madison County, Iowa, thence North 00°09'25"
East 443.11 feet along the West line of the Southwest Quarter of the
Southeast Quarter of said Section 36 to the beginning of the centerline of said
access easement; thence South 89°50'32" East 53.00 feet to the point on the
West line of Parcel “D” which is the end of the easement centerline.**

for the purpose of access to the following-described real estate:

**Parcel “D” in the Southwest Quarter of the Southeast Quarter of Section 36,
Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, as
shown by Amended Plat of Survey filed on May 4, 2011, in Book 2011, Page
1124 of the Recorder’s Office of Madison County, Iowa.**

Grantor warrants and covenants to the Grantees that she is the owner of real estate upon which the easement area is situated, that said real estate is free and clear of liens and encumbrances; and that she has full right and authority to validly grant this Easement, and the Grantees 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.

In the event grantors exercise the Right of First Refusal which is recorded in Book 2011 at Page 1424 in the Office of the Madison County Recorder, this Easement shall cease.

Grantees shall be responsible for all maintenance of the Easement and shall preserve the area covered by the Easement in its present condition.

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

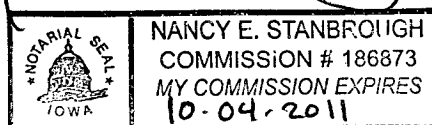
Dated this 8th day of MAY, 2011.

GRANTOR Angela P. Hoogensen
Angela P. Hoogensen
Angela P. Hoogensen
Jon Hoogensen
Jon Hoogensen

STATE OF Iowa :
COUNTY OF Polk :SS

This instrument was acknowledged before me on this 11th day of May, 2011, by Angela P. Hoogensen and Jon Hoogensen.

Nancy E. Stanbrough
Notary Public in and for said State



Paul Sellers

Paul Sellers

Stacey Sellers

Stacey Sellers

STATE OF IOWA :
:SS
COUNTY OF MADISON :

Subscribed and sworn to before me by the said Paul Sellers and Stacey Sellers on this
19th day of May, 2011.

Mark L. Smith

Notary Public in and for the State of Iowa

