



Document 2018 3327

Book 2018 Page 3327 Type 06 001 Pages 4

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, PO Box 230, Winterset, IA 50273 Telephone: 515/462-3731

Return Document To: Mark L. Smith, PO Box 230, Winterset, IA 50273

EASEMENT

Peter W. Kasap and Debra B. Kasap, Husband and Wife, hereinafter called "Grantor", for valuable consideration, does hereby grant to Beverly J. Reinert, Trustee of the Beverly J. Reinert Revocable Trust, hereinafter called "Grantee", an ingress egress easement over the following-described real estate:

See Attached Exhibit "A".

The easement shall benefit the following described property owned by Grantee:

The North Half (N1/2) of the Southwest Quarter (SW1/4) and the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventy-Six (76) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "H" thereof as shown in Plat of Survey filed in Book 2018, Page 2615 on August 13, 2018, and corrected by Affidavit filed in Book 2018, Page 2707, all in the Office of the Recorder of Madison County, Iowa.

Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted. Grantor shall be responsible for the maintenance of said easement. Grantee and its successors and assigns shall restore and repair any damage to the easement area caused by Grantee in the exercise of Grantee's rights under this easement.

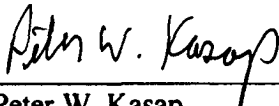
Grantee shall use the easement area solely for purposes of Grantee's ingress and egress to, from and on the above referenced property of Grantor, and for ingress and egress by Grantee's employees, agents, invitees, licensees, or contractors. At no time shall any public use of the easement area be permitted.

Grantee shall hold harmless and indemnify Grantor and his successors and assigns against all losses, expenses, claims, demands, actions or causes of action, whether direct or by way of subrogation, counterclaim, cross-claim or otherwise, arising out of any loss of or damage to property or injury to or death of persons, resulting in whole or in part from Grantee's use of the easement area or the use thereof by Grantee's employees, agents, invitees, licensees, or contractors.

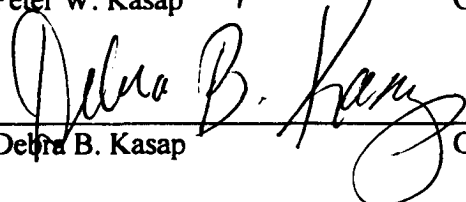
Grantor, in all other respects, shall be allowed to continue to use the easement area as they normally would. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Grantor warrants and covenants to the Grantee that they are the owners of the real estate upon which said easement area is situated, that they have the full right and authority to validly grant this easement, and the Grantee may quietly enjoy her estate in the premises.

Dated this 13 day of October, 2018.



Peter W. Kasap Grantor



Debra B. Kasap Grantor

STATE OF IOWA

:
:SS
:

MADISON COUNTY

Subscribed and sworn to before me by Peter W. Kasap and Debra B. Kasap on this 13
day of October, 2018.

Robert J. Kress

Notary Public in and for the State of Iowa

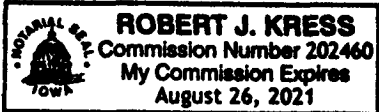
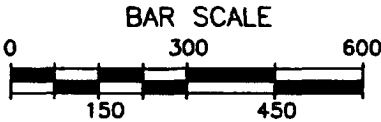


EXHIBIT "A"



SCALE: 1"=300'



S89°17'50"E
1110.25'

PARCEL "H"
BOOK 2018 PAGE 2615

S00°00'00"E
301.00'

N90°00'00"E
40.00'

S00°00'00"E
301.00'

285.23' S90°00'00"W
187.00' S76°29'10"W
608.00' S89°46'50"E

EASEMENT DESCRIPTION:

A 40.00 FEET WIDE PRIVATE INGRESS-EGRESS EASEMENT OVER AND ACROSS A PORTION OF PARCEL "H" IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, AS SHOWN IN BOOK 2018 PAGE 2615 IN THE OFFICE OF THE MADISON COUNTY, RECORDER DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "H"; THENCE N00°46'45"E ALONG THE WEST LINE OF SAID PARCEL "H", A DISTANCE OF 2044.15 FEET; THENCE N90°00'00"E, A DISTANCE OF 40.00 FEET TO THE EAST LINE OF SAID PARCEL "H"; THENCE S00°46'45"W ALONG THE EAST LINE OF SAID PARCEL "H", A DISTANCE OF 2044.50 FEET TO THE SOUTH LINE OF SAID PARCEL "H"; THENCE N89°22'20"W ALONG THE SOUTH LINE OF SAID PARCEL "H", A DISTANCE OF 25.25 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE N89°50'00"W ALONG THE SOUTH LINE OF SAID PARCEL "H", A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING.

N00°46'45"E
2044.15'

2044.50'
S00°46'45"W

40.00' PRIVATE
INGRESS-EGRESS
EASEMENT

POINT OF BEGINNING
SW. CORNER PARCEL "H"

SOUTHEAST CORNER
NE.1/4-SW.1/4
SEC. 4 T76N R28W

SOUTH LINE
NW.1/4-SW.1/4

SOUTH LINE
NE.1/4-SW.1/4

14.75'
N89°50'00"W

25.25'
N89°22'20"W

SOUTH BOUNDARY LINE
DETAIL

66' PUBLIC
ROADWAY EASEMENT

PUBLIC ROADWAY
EASEMENT

168th STREET

1309.2'

SOUTHEAST CORNER
NE.1/4-SW.1/4
SEC. 4 T76N R28W



**Raccoon Valley
Land Surveying**

33235 L Avenue Adel Iowa 50003

ISSUING NO.

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