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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

EASEMENT AGREEMENT
Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
(515) 462-3731

Taxpayer Information: Robert P. Root, 1926 Winwood Lane, Prole, IA 50229

Return Address: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: See Page 2

Grantees: See Page 2

Legal Description: See Page 2

Document or instrument number if applicable:

EASEMENT AGREEMENT

Kevin Lindsey and Diana Lindsey, husband and wife, hereinafter called "Lindseys", for valuable consideration, do hereby grant to Robert P. Root, hereinafter called "Root"

The perpetual right and easement upon and over the following described real estate:

See description attached,

together with the right of ingress and egress over and across said easement area for access purposes.

Lindseys warrant and covenant to Root that they are the owners of the real estate upon which said easement area is situated, that they have full right and authority to validly grant this easement, and Root may quietly enjoy his estate in the premises.

Lindseys covenant 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.

Root shall be solely responsible for the repair and maintenance of the easement area and shall, upon maintenance or repair, restore the surface of the easement area to its condition existing prior to such repair or maintenance. This easement shall terminate in the event the easement is abandoned by Lindseys, their heirs, successors or assigns.

The easement contained in the Plat of Survey recorded in Book 2018, Page 2590 of the Recorder's Office of Madison County, Iowa is the same easement as the easement set forth in this agreement

DESCRIPTION - 30 FOOT WIDE INGRESS/EGRESS EASEMENT:

A 30 foot wide Ingress/Egress Easement across that part of Amended Parcel K of the Southwest Quarter of the Northwest Quarter of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, the centerline is described as follows;

Commencing at the Southwest corner of said Amended Parcel K; thence North 00 degrees 10 minutes 16 seconds West, 105.88 feet along the West line of said Amended Parcel K and to the Point of Beginning; thence South 88 degrees 18 minutes 33 seconds East, 194.90 feet; thence South 72 degrees 12 minutes 59 seconds East, 145.03 feet; thence South 58 degrees 12 minutes 04 seconds East, 233.41 feet to the East line of said Amended Parcel K and the terminus of said Easement.

Said Easement follows an existing driveway.

Dated this 01 day of November, 2018.

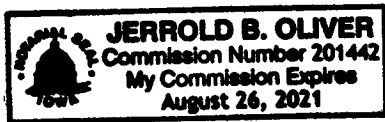
Kevin Lindsey
Kevin Lindsey

Robert P. Root
Robert P. Root

Diana Lindsey
Diana Lindsey

STATE OF IOWA :
Madison COUNTY :SS

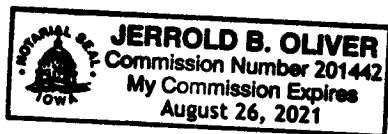
On this 1 day of Nov, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin Lindsey and Diana Lindsey, to me personally known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Jerrold B. Oliver
Notary Public in and for the State of Iowa

STATE OF IOWA :
Madison COUNTY :SS

On this 1 day of Nov, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert P. Root, to me personally 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.



Jerrold B. Oliver
Notary Public in and for the State of Iowa