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Recording Fee: \$22.00 Transfer Tax: \$0
Denise Meeves, Recorder, Crawford County Iowa



Return to & Prepared by: David R. Chanez, Nepple Law Office, 615 Cedar Street, Suite 101, Muscatine, IA 52761. Phone: 563-264-6840

ACCESS AGREEMENT

THIS AGREEMENT is made effective as of February 22 2019, between H.J. & C.T. Nepple Trust, dated December 13, 2014, hereinafter called Seller, and Keith Eck and Lori Eck, husband and wife, hereinafter called Buyers.

Seller is the owner of the property in Crawford County, Iowa described in the attached Exhibit "A" and Buyers are purchasing from Seller the property in Crawford County, Iowa described in the attached Exhibit "B". Seller and Buyers agree to the following access easement.

1. Seller shall retain a 30' wide access easement for agricultural purposes along the existing driveway on the easterly side of said property described in Exhibit "B" to access its grain bins and farm land described in Exhibit "A".
2. The easement shall be for the joint use of the parties and for their heirs, successors and assigns, for joint driveway purposes for pleasure vehicles and trucks and agricultural equipment. Neither party hereto, their heirs, successors or assigns, shall so use or leave any vehicle, or anything else on said driveway so as to prevent the free and uninterrupted use of said driveway by the other party for the purpose for which this joint driveway easement was created.
3. Seller, its successors or assigns, shall bear the cost of maintaining said driveway in a reasonably good condition. Notwithstanding the above provisions if the Buyers cause damage to said driveway through negligence on their part or others for them or on their behalf they shall be wholly responsible for any such damage resulting from any such negligence.

4. This agreement shall be deemed to be a covenant running with the title to the land and shall be binding upon the parties hereto, and upon their heirs, successors and assigns provided that this easement may be released at any time by appropriate agreement for that purpose entered into between the owners of said land, duly executed and acknowledged and filed for record in the office of the recorder of Crawford County, Iowa.

H.J. & C.T. NEPPLE TRUST,
dated December 13, 2014

BUYERS

By: James A. Nepple
James A. Nepple, Trustee

Keith Eck
Keith Eck
Lori Eck
Lori Eck

Dated: February 22, 2019

Dated: February 22, 2019

STATE OF IOWA)
) ss:
COUNTY OF CRAWFORD)

On this 22 day of February, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared Keith Eck and Lori Eck, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Kristen Anastasi
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss:
COUNTY OF MUSCATINE)



On this 21 day of February, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared James A. Nepple, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he, as Trustee of the H.J. & C.T. Nepple Trust, executed the same as his voluntary act and deed.



Meg Ann M. Roush
Notary Public in and for the State of Iowa

EXHIBIT A

The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4): Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4): and the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), of Section Thirty-one (31). Township Eighty-four (84) North, Range Thirty-seven (37), West of the 5th P.M.

EXCEPT: Lot 1 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 84 North, Range 37 West, of the 5th, P.M., Crawford County, Iowa per Plat of Survey recorded on August 29, 2018 as Instrument No. 2018-1756.

EXHIBIT B

Lot 1 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 84 North, Range 37 West, of the 5th, P.M., Crawford County, Iowa per Plat of Survey recorded on August 29, 2018 as Instrument No. 2018-1756.