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DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES M. NRDUTT

RECORDED ON
10/05/2005 11:15AM

REC FEE: 15.00
FEE EXEMPT #:

PAGES: 3

MUTUAL EASEMENT AGREEMENT

AGREEMENT made this 19 day of sept, 2005,
by and between Michael T. Gane and Lori A. McElveny; Larry Paul and Lola Paul,
husband and wife; and DuWayne W. Young and Mary E. Young, husband and
wife.

WHEREAS, Michael T. Gane and Lori A. McElveny are the owners in fee
simple of the following described parcel:

Lot 4 of Certified Survey Map No. 3200 recorded in Volume 14 of Certified
Survey Maps, Page 180 as Document No. 524362; Being a part of Lot 1 of
Certified Survey Map No. 3115 recorded in Volume 14 of Certified Survey Maps,
Page 95 as Document No. 520316; Located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section
23, Township 29 North, Range 11 West, Town of Colfax, Dunn County,
Wisconsin.

AND WHEREAS, Larry Paul and Lola Paul are the owners in fee simple of
the following described parcel:

Lot 5 of Certified Survey Map No. 3200 recorded in Volume 14 of Certified
Survey Maps, Page 180 as Document No. 524362; Being a part of Lot 1 of
Certified Survey Map No. 3115 recorded in Volume 14 of Certified Survey Maps,
Page 95 as Document No. 520316; Located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section
23, Township 29 North, Range 11 West, Town of Colfax, Dunn County,
Wisconsin.

AND WHEREAS, DuWayne W. Young and Mary E. Young are the owners
in fee simple of the following described parcel:

Lot 3 of Certified Survey Map No. 3200 recorded in Volume 14 of Certified
Survey Maps, Page 180 as Document No. 524362; Being all of Lot 3 of Certified
Survey Map NO. 3115 recorded in Volume 14 of Certified Survey Maps, Page 95
as Document No. 520316; Located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23,
Township 29 North, Range 11 West, Town of Colfax, Dunn County, Wisconsin.
Together with that portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ upon which the 66 foot wide
access easement shown on said Certified Survey Map No. 3200 is located.

AND WHEREAS, the three parcels described above are served by a common driveway, 66 feet in width, across Lot 5 of said Certified Survey Map No. 3200; across Lot 3 of said Certified Survey Map No. 3115; and across said SW ¼ of the SW ¼ as depicted on said Certified Survey Maps Nos. 3200 and 3115 for access to 940th Avenue;

AND WHEREAS, the parties desire to grant mutual easements to each other for the purpose of access to the respective parcels described above and to share in the costs of maintenance of the roadway located thereon;

NOW, THEREFORE, in consideration of mutual covenants herein, the parties agree as follows:

1. The parties grant mutual easements to each other over the 66 foot wide access easement for the purpose of ingress and egress from 940th Avenue to their respective parcels
2. The parties agree to share equally in the costs of repair or maintenance to said common driveway, except that DuWayne W. Young and Mary E. Young are not utilizing the driveway and shall not share in the costs. However, upon sale of Lot 3 of Certified Survey Map No. 3200, the new owner and all subsequent owners shall participate equally in said costs of repair and maintenance.
3. The parties agree not to obstruct said easements or impede or interfere with the other in the reasonable use of said easements.
4. This access easement shall run with the land and shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties hereto.

Dated this 19 day of SEPT, 2005

Michael T. Gane
Michael T. Gane

Lori A. McElveny
Lori A. McElveny

Larry Paul
Larry Paul

Lola Paul
Lola Paul

DuWayne W. Young
DuWayne W. Young

Mary E. Young
Mary E. Young

ACKNOWLEDGMENT

STATE OF WISCONSIN)
DUNN) ss.
 COUNTY)

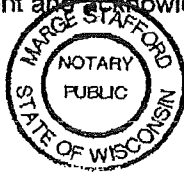
Personally came before me this 3rd day of October, 2005, the above named Michael T. Gane and Lori A. McElveny, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.



Marge Stafford
Notary Public
Dunn County, WI
My Commission: July 26, 2006

STATE OF WISCONSIN)
)ss.
 DUNN COUNTY)

Personally came before me this 5th day of October, 2005, the above named Larry Paul and Lola Paul, to me known to be the person(s) who executed the foregoing instrument and ~~acknowledged~~ acknowledged the same.



Marge Stafford
Notary Public
SUNN County, WI
My Commission: July 26, 2009

STATE OF ALASKA)
)ss.
 Fourth Judicial District)
 COUNTY)

Personally came before me this 19th day of September, 2005, the above named DuWayne W. Young and Mary E. Young, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Jalee Young
Notary Public
Fourth Judicial District, AK
My Commission: Expires 1 August 2008

THIS INSTRUMENT DRAFTED BY:
Michael H. Forecki, Attorney
Eau Claire, Wisconsin

Notary Public
SALLY YOUNG
State of Alaska
My Commission Expires 1 August 2008