

E A S E M E N T

WARREN E. PETERSEN and CHARLENE E. PETERSEN, his wife, of the Town of Ixonia, Jefferson County, Wisconsin, do, by these presents, grant and convey unto JUNE BARTEL of the Town of Ixonia, Jefferson County, Wisconsin, and to her heirs and assigns, an easement in, to, upon and over

The East 16 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section One (1), Town Eight (8) North, Range Sixteen (16) East, Town of Ixonia, Jefferson County, Wisconsin

upon which area there is a road presently in use.

This easement is for the sole benefit of the following described parcel of land:

The Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Town 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin, bounded and described as follows: Commencing at the South $\frac{1}{4}$ corner of Section 1; thence East on the South line of the said section, 1306.07 feet to the 1/8 line; thence N 1° 12' 42" E on the 1/8 line, 1331.12 feet; thence continuing N 1° 12' 42" E, 249.32 feet; thence N 55° 10' 03" W, 537.32 feet to the point of beginning; thence N 2° 29' 57" E, 165.65 feet; thence N 87° 30' 03" W, 225.60 feet; thence S 2° 29' 57" W, 253.00 feet; thence S 87° 30' 03" E, 225.60 feet; thence N 2° 29' 57" E, 87.35 feet to the point of beginning. Said parcel contains 1.31 acres.

as a part of the means of ingress and egress to the above described parcel of land from the public highway at the South end of said easement.

The grantee herein, by acceptance of this easement, hereby releases any and all rights which may exist by virtue of the use of said easement in the past for any other land owned by said grantee.

The easement herein granted shall be for residential use for a single family dwelling on the parcel to be benefited and none other, and shall specifically not be used for farm purposes.

It is distinctly agreed and understood that the easement herein granted is not an exclusive easement but is subject to the

equal right on the part of the grantors herein and their assigns of ingress and egress over the same easement and which right is hereby expressly reserved for the benefit of the grantors and their heirs and assigns, including the right of the grantors to dedicate said easement for public use.

The grantee herein shall maintain the road on the easement area.

Grantors reserve the right to improve and widen said easement on grantors' own land.

Neither the grantee and her heirs and assigns for the parcel of land benefited hereby, nor the grantors and their assigns, shall block said easement to prevent its use by any other, at any time, by the parking of automobiles or in any other manner. This conveyance shall be a covenant running with the lands of the grantee as described above, and her heirs and assigns, and the lands of the grantors and their heirs and assigns.

IN WITNESS WHEREOF, the grantors have executed this instrument this 21st day of February, 1984.

Warren E. Petersen L.S.
Warren E. Petersen

Charlene E. Petersen L.S.
Charlene E. Petersen

IN WITNESS WHEREOF, the grantee has executed this instrument for the purpose of accepting the foregoing easement according to its terms, this 21st day of February, 1984.

June Bartel L.S.
June Bartel

(CONTINUED)

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this 21st day of February 1984, the above named Warren E. Petersen and Charlene E. Petersen, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Curtis A. Brendemuehl
Notary Public, State of Wisconsin
My Commission permanently

STATE OF WISCONSIN)
) ss.
COUNTY OF)

Personally came before me this 26 day of January 1984, the above named June Bartel, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Arlene Garcia
Notary Public, State of Wisconsin
My Commission Expires 6-24-84

This Instrument was drafted by
Curtis A. Brendemuehl

STATE OF WISCONSIN } ss. **796294**
Jefferson County
Received for record this 28th day
of February A. D. 19 84 at 3:40
o'clock P. M. and recorded Vol.
642 of Records, page 201.
Spencer & Son Recorder
Wm. H. Hulse Deputy