

DOC # 1283191

EASEMENT

MANITOWOC COUNTY, WISCONSIN
KRISTI TUESBURG - REGISTER OF DEEDS
RECORDED 05/08/2025 09:07:30 AM

This agreement as dated below is by and between **Eugene Boyd III and Jodi Boyd**, husband and wife both "Grantors" and "Grantees" and **Brian L. Brandl and Lisa M. Brandl**, husband and wife, both "Grantors" and "Grantees."

All Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant to All Grantees, an Easement, the terms of which are more particularly set out below over the tracts of land described below. All tracts of land are in the County of Manitowoc, State of Wisconsin.

RECITALS

WHEREAS Grantors/Grantees, the **Boyd**s, own real estate described as follows: Tract 5.21, Volume 14 Certified Survey Maps, Page 1, as Document No. 712585; said map being part of the North One-half of the Southeast Quarter (N 1/2 of the SE 1/4) and the South One-half of the Northeast Quarter (S 1/2 of the NE 1/4), Section Fourteen (14), Township Nineteen (19) North, Range Twenty-two (22) East, being a resurvey of Tracts 5.1 and 5.2, Volume 13 Certified Survey Maps, Page 271, in the Town of Cato, Manitowoc County, Wisconsin as Recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin. Also known as Tax Id. No: 001-014-003-001.01

Mr & Mrs Brian Brandl
1611 Hollowbrook Ct
Reedsville, WI 54230

Return Exemption & Fee Exemption:
Wis. Stat. Sec. 77.21(1)

WHEREAS Grantors/Grantees, the **Brandl**s, own real estate described as follows: Tract Numbered 5.3 of a Certified Survey in the North One-half (N1/2) of the Southeast Quarter (SE1/4) and in the South One-half (S1/2) of the Northeast Quarter (NE1/4) of Section Numbered Fourteen (14), Township Numbered Nineteen (19) North, Range Numbered Twenty-two (22) East, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 13 of Certified Survey Maps, Page 271, as Document No. 702187 Also known as Tax Id. No.: 001-014-004-004.02.

WHEREAS an existing Driveway extends from the Southwest end of Hollowbrook Court and runs in a Northerly and Southerly direction. Said Driveway is a paved driveway that has existed for more than twenty years.

WHEREAS Said Driveway easement is needed to give All Grantors/Grantees access from Hollowbrook Court to their homestead driveway approaches.

WHEREAS Said Driveway is located on the real estate owned by Grantors/Grantees, **the Boyd**s, AND on the real estate owned by Grantor/Grantees, the **Brandl**s.

NOW, THEREFORE, for good and valuable consideration Grantors, **Brian L. Brandl and Lisa M. Brandl**, grant an easement running with the land to Grantees **Eugene Boyd III and Jodi Boyd** for ingress and egress to run along the part of the above-mentioned existing Driveway that is on their above-referenced legal description, AND for good and valuable consideration Grantors, **Eugene Boyd III and Jodi Boyd**, grant an easement running with the land to Grantees **Brian L. Brandl and Lisa M. Brandl** for ingress and egress to run along the part of the above-mentioned existing Driveway that is on their above-referenced legal description. This is done so that both parties can use the Driveway to access their homestead driveway approaches.

Said Easement shall be for the authorized use of pedestrian and vehicle access across the land and shall be an easement over the land of All Grantors on the existing Driveway as described above for the benefit of All Grantees, their heirs, successors, administrators, personal representatives, and assigns.

If any Grantee, their heirs, successors, administrators, personal representatives, or assigns causes damage to said Driveway by using said easement beyond normal wear and tear, the cost of fixing said Driveway shall be that of the Grantee that caused the damage. Ordinary maintenance of said driveway will be shared equally between the parties, their heirs, successors, and assigns and any agents of the parties including but not limited to administrators and personal representatives.

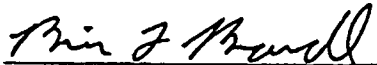
This Easement shall be appurtenant and binding on all heirs, administrators, personal representatives, successors and assigns of the parties and shall constitute a covenant running with the land.

Boyd/Brandl Easement Page 2

Grantors: Eugene Boyd III and Jodi Boyd AND Brian L. Brandl and Lisa M. Brandl

Grantee: Eugene Boyd III and Jodi Boyd AND Brian L. Brandl and Lisa M. Brandl

Dated: May 6, 2025



Brian L. Brandl, Grantor/Grantee

Dated: May 6, 2025



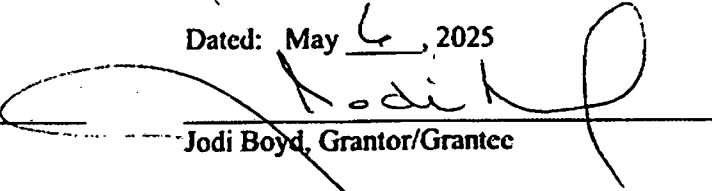
Lisa M. Brandl, Grantor/Grantee

Dated: May 6, 2025



Eugene Boyd III, Grantor/Grantee

Dated: May 6, 2025



Jodi Boyd, Grantor/Grantee

STATE OF WISCONSIN)

MANITOWOC COUNTY)

AUTHENTICATION:

Signatures of Grantors Eugene Boyd III, Jodi Boyd, Brian L. Brandl, and Lisa M. Brandl authenticated on May 6, 2025



Attorney Constance A. Schwantes
Member of the State Bar
Manitowoc County, State of Wisconsin
My commission is permanent.

Drafted by:
Schwantes Law Offices, LLC
Attorney Constance A. Schwantes
7408 Tompkins Road
Valders, WI 54245
920-323-7156