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Document Number

JOINT DRIVEWAY EASEMENT AGREEMENT

Document Title

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RECEIVED FOR RECORD
at 10:10 o'clock A. M
FEB 25 2000
Register of Deeds
Jefferson County, WI

Recording Area

Name and Return Address
ROYALTY TITLE CORP. (E)
11430 W. Bluemound Rd.
Suite 200
Wauwatosa, WI 53226

002-0714-1341-011 and
002-0714-1341-010

Parcel Identification Number (PIN)

VOL 1139 PAGE 303

DOCUMENT NO.

RECORDING DATA

Return to:

ROYALTY TITLE CORP.
11430 West Bluemound Road
Suite #200
Wauwatosa, WI 53226

PIN 002-0714-1341-010 Lot 2

PIN 002-0714-1341-011 Lot 3

JOINT DRIVEWAY EASEMENT AGREEMENT

Michael L. Landers and Carol A. Landers, hereinafter known as the Landers, having purchased real estate more particularly described as follows:

Lot Three (3), Certified Survey Map No. 2855, recorded in the office of the Register of Deeds for Jefferson County on December 22, 1993, Volume 11 of Certified Surveys, Pages 133 and 134, as Document No. 917291, being a part of the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirteen (13), Township Seven (7) North, Range Fourteen (14) East, in the Town of Aztalan, County of Jefferson, State of Wisconsin.

Said parcel shares a portion of its Driveway with Land owned by Leora M. Schirmer, a single person, hereinafter known as Schirmer, said land being more particularly described as follows:

Lot Two (2), Certified Survey Map No. 2855, recorded in the office of the Register of Deeds for Jefferson County on December 22, 1993, Volume 11 of Certified Surveys, Pages 133 and 134, as Document No. 917291, being a part of the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirteen (13), Township Seven (7) North, Range Fourteen (14) East, in the Town of Aztalan, County of Jefferson, State of Wisconsin.

The Landers and Schirmer also known as the Parties, being the owners of Lots 3 and 2 respectively each share a common joint gravel driveway as located by the attached Plat of Survey marked as Exhibit "A".

As to the shared portion of the driveway the Parties each agree to grant a mutual easement to each other, their heirs and assigns, giving each other full and free right and authority to the utilize the joint driveway for the purpose of ingress and egress of their particular property.

More particularly the parties agree as follows:

1. The reasonable cost of maintaining the shared portion of the driveway shall be shared equally by the Parties. All costs shall be mutually agreed upon prior to any action.

2. This Easement Agreement shall inure to the benefit of and shall be binding upon the heirs, successors and assigns to the present owner(s) of each parcel herein described. The terms of this Agreement shall run with the land and shall have perpetual effect unless modified by the mutual, written agreement of all parties having an interest in the above-described lands.

Dated this 14th day of February, 2000.

Leora M. Schirmer

Leora M. Schirmer

Leora M. Schirmer personally came before me on this 14th day of February, 2000 and is known to be the person who executed the foregoing instrument and acknowledged the same.

Lee J. Leverton
Notary Public, State of Wisconsin
My commission is permanent

Dated this 15th day of February, 2000.

Michael L. Landers

Michael L. Landers

Carol A. Landers

Carol A. Landers

Michael L. and Carol A. Landers personally came before me on this 15th day of February, 2000 and are known to be the persons who executed the foregoing instrument and acknowledged the same.

Gail P. Johnson

Gail P. Johnson
Notary Public, State of Wisconsin
My commission April 7, 2002
Waukesha County

This Instrument was Drafted by:
Leverton Law Office
Attorney Lee J. Leverton
116 E. Madison Street
Lake Mills, WI 53551
(920)648-8585

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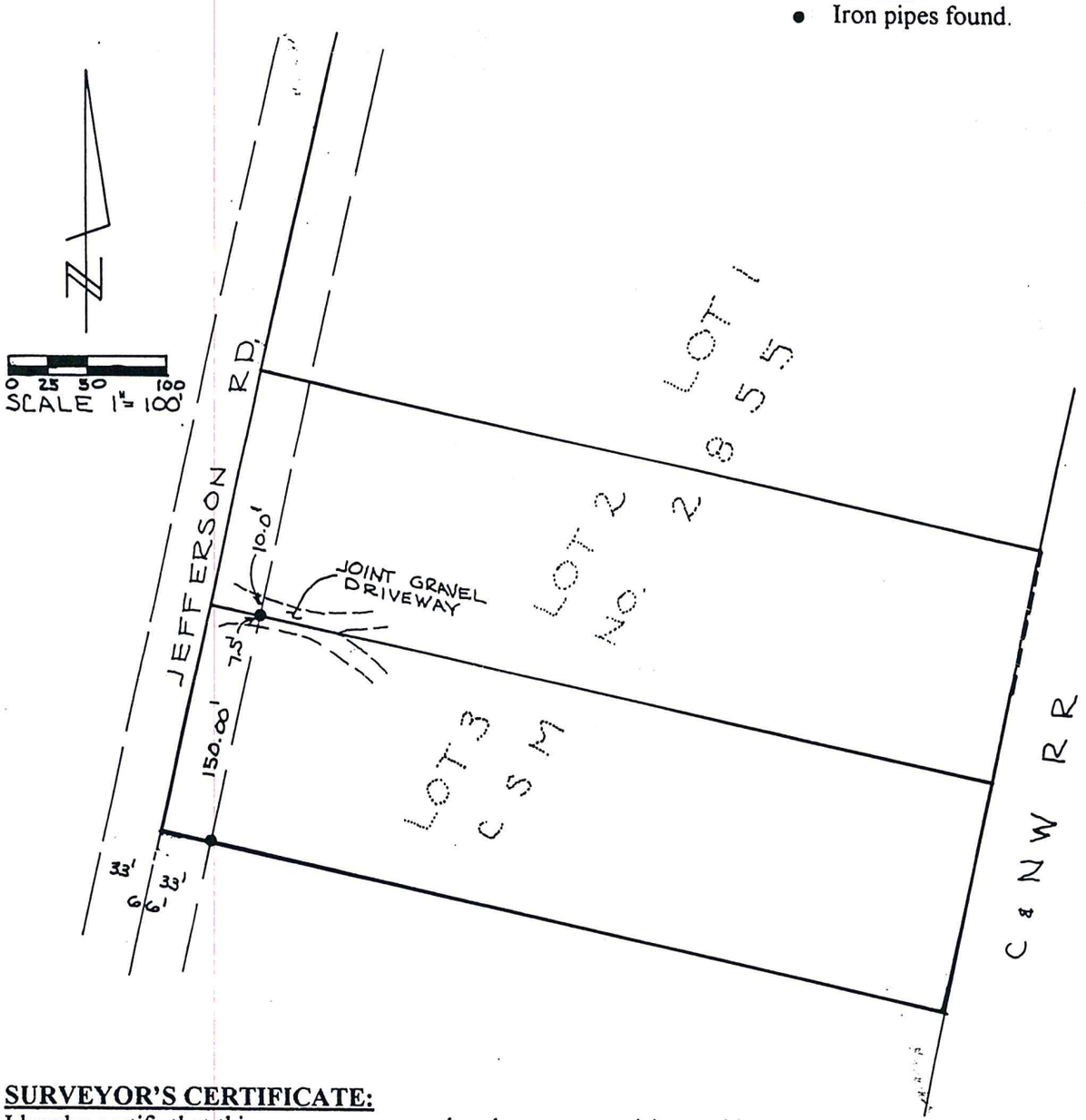
EXHIBIT A

PLAT OF SURVEY

LOCATION OF DRIVEWAY BETWEEN FOR LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 2855, LOCATED IN THE NE ¼ OF THE SE ¼ OF SECTION 13, T 7 N, R 14 E, TOWN OF AZTALAN, JEFFERSON COUNTY, WISCONSIN.

NOTES: Survey ordered by Sondra Schultz, the owner of Lot 3, N6242 Jefferson Rd., Johnson Creek, WI, for the purpose of locating joint drive way shared with Lot 2.

LEGEND:
- Iron pipes found.



SURVEYOR'S CERTIFICATE:

I hereby certify that this map was prepared under my supervision and is a true representation of a field survey conducted to locate the driveway shown hereon and that this map is correct to the best of my knowledge and belief.

Dated: 1-28-2000

Glen L. Northrop S-982

WISCONSIN GLEN L. NORTHROP S-982 MADISON, WISCONSIN LAND SURVEYOR

ORDER NO. AB 2633-99
Drafted at ABEX Survey Company
101 E. Main St., P.O. Box 369
Cambridge, WI 53523
(608) 423-3331

DRG. NO. 2633
Sheet 1 of 1