

C25-06-03-M1

This instrument is being recorded by Fidelity Title Agency of Alaska as accommodation only. It has not been examined as to its effect, if any, on the title of the estate herein.



PRIVATE DRIVEWAY EASEMENT

This easement is made by and between Linda Conover * whose address is 375-A E. Melissa Rose Cir Palmer, AK 996045 hereinafter referred to as the Grantor, and DALE L and LINDA A Conover whose address is #3291 N. EDGEWATER DR. WASILLA, AK 99623, hereinafter referred to as the Grantees.

This Easement shall become effective on the date it is recorded, and shall run with the land and shall inure and be for the benefit of all owners and future owners of the subject real property.

WHEREAS, the Grantor is the owner of certain real property located in the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

Lot 12 of Unit No.1 Leisurewood recorded as plat 78-181 in the Palmer Recording District.

And,

WHEREAS, the Grantees are the owners of certain real property located in the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

Lot 13 of Unit No.1 Leisurewood recorded as plat 78-181 in the Palmer Recording District.

And,

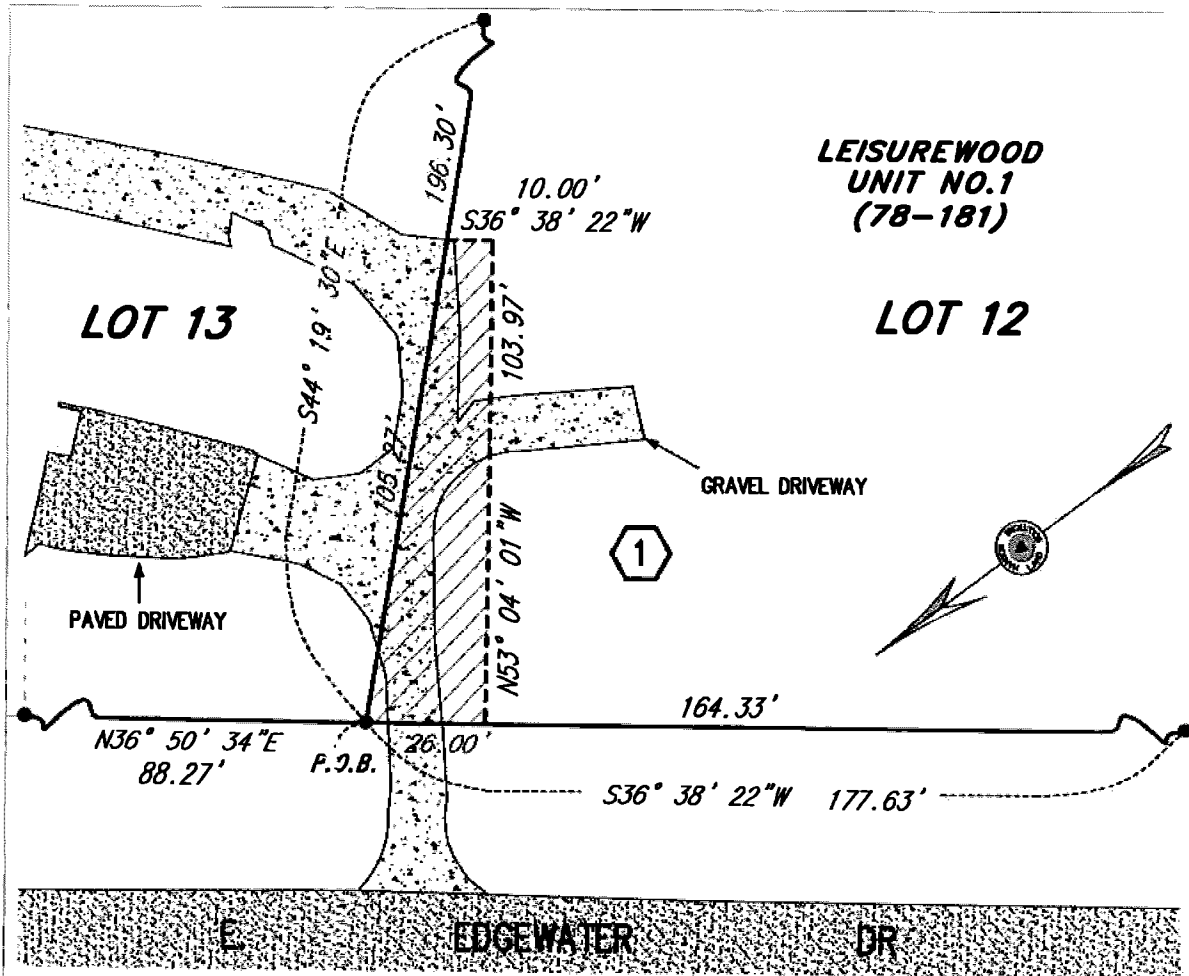
WHEREAS, the Grantor has agreed, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, to grant to the grantees a perpetual, non-exclusive Private Driveway Easement for access, ingress and egress, over and through a portion of the Grantor's described property for the benefit of the Grantee, said portion further described as follows:

See Exhibit A, attached hereon and hereby made a part of this legal description

WITNESSETH:

For the reasons stated above, the Grantor declares as follows:

- 1. Grantor does hereby convey to the Grantees a perpetual, non-exclusive appurtenant Private Driveway Easement for purposes of ingress and egress through and over a portion of the Grantors' property as described on the Attached Exhibit A.*
- 2. This easement shall be for access, ingress and egress, between the Grantees' property described above and N. EDGEWATER DR. Said access shall include the right to construct and maintain a driveway.*
- 3. This easement shall run with the Grantees' properties described herein, regardless of how such may be subdivided, and shall be a benefit to and binding upon the undersigned and any person or persons who shall hereafter acquire title to said property.*
- 4. The Dominant Estate of the NON-EXCLUSIVE ACCESS EASEMENT granted hereon shall be composed of LOT 13 of Unit No. 1 LEISUREWOOD, recorded as plat 78-181, currently owned by the grantees.*
- 5. All costs of construction, improvement and maintenance associated with the NON-EXCLUSIVE ACCESS EASEMENT conveyed hereon shall be the responsibility of Grantees.*



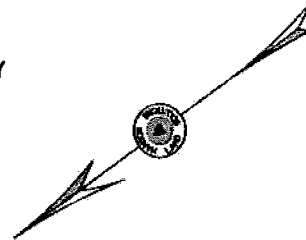
**LEISUREWOOD
UNIT NO.1
(78-181)**

LOT 13

LOT 12

PAVED DRIVEWAY

GRAVEL DRIVEWAY



N36° 50' 34" E
88.27'

P.O.B.

26.00'

N53° 04' 01" W
103.97'

164.33'

S36° 38' 22" W 177.63'

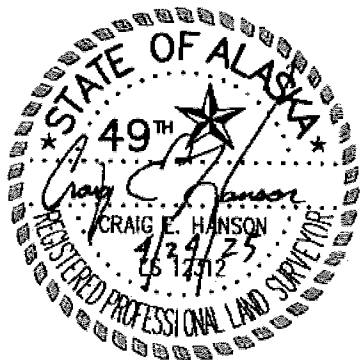
E EDGEWATER DR

LEGEND

- 5/8" REBAR
- ① BLOCK

LEGAL DESCRIPTION

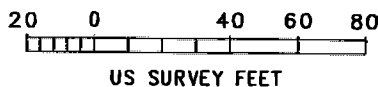
AN EASEMENT FOR ACCESS, INGRESS AND EGRESS, LOCATED WITHIN LOT 12, BLOCK 1 OF LEISUREWOOD UNIT NO.1 SUBDIVISION (PLAT 78-181, PALMER RECORDING DISTRICT). COMMENCING AT A 5/8" DIAMETER REBAR, THE SE CORNER OF SAID LOT 12; THENCE S36°38'22"W 177.63' TO A 5/8" DIAMETER REBAR, THE SW CORNER OF SAID LOT 12, THE SE CORNER OF THE ADJACENT LOT 13, A POINT BEARING N36°50'34"E 88.27' FROM A 5/8" DIAMETER REBAR AT THE SW CORNER OF SAID LOT 13, AND THE POINT OF BEGINNING; THENCE N36°38'22"E 26.00' TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 12; THENCE N53°04'01"W 103.97'; THENCE S36°38'22"W 10.00' TO A POINT ON THE BOUNDARY COMMON TO LOT 12 AND 13, A POINT BEARING S44°19'30"E 196.30' FROM THE NW CORNER OF LOT 12, A 5/8" DIAMETER REBAR; THENCE S44°19'30"E 105.27' TO THE P.O.B.



**ACCESS EASEMENT
EXHIBIT MAP**

HANSON LAND SOLUTIONS
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645

EASEMENT AREA
1871.4 SQ.FT. ±



File: 25-122 Scale: 1"=40' Drawn:LS 03/13/25

EXHIBIT A Page 1 of 1



In Witness Whereof, this Perpetual Access Easement is executed this 2nd day of June, 2025.

GRANTOR(S):

Linda A Conover
Linda A. Conover

State of Alaska
Third Judicial District

Be it remembered, that on this 2nd day of June, A.D. 2025, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Linda Conover, known or satisfactorily proven to me to be the named individuals who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof, I hereby set my hand and official seal.

Audrina M Olson
Notary Public in and for Alaska
9/20/2025
My Commission Expires



Return to: AC
Conover
Dale L. and Linda A. Conover
3291 N. Edgewater Dr. Wasilla, AK 99623

