



Document 2020 3469

Book 2020 Page 3469 Type 06 001 Pages 2  
Date 9/14/2020 Time 11:24:40AM  
Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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**Recorder's Cover Sheet**

**NOTICE OF EXERCISE OF OPTION FOR EASEMENT**

**Preparer Information:** (name, address and phone number)

Brett T. Osborn, 974 73<sup>rd</sup> Street, Suite 16, West Des Moines, Iowa 50265  
Phone: (515) 223-6000

**Taxpayer Information:** (name and complete address)

Mark L. Beatty and Mary K. Beatty, 1423 Pitzer Road, Earlham, IA 50072

✓ **Return Document To:** (name and complete address)

Brett T. Osborn, 974 73<sup>rd</sup> Street, Suite 16, West Des Moines, Iowa 50265  
Phone: (515) 223-6000

**Grantors:**

Brent Findley

**Grantees:**

Mark L. Beatty

Mary K. Beatty

**Legal Description:** See Book 2011, Page 1100 (Document No. 2011 1100)

**Document or instrument number of previously recorded documents:** Book 2011, Page 1100

**NOTICE OF EXERCISE OF OPTION FOR EASEMENT**

WHEREAS on May 3, 2011, Grantor and Grantees entered into a Declaration Easement filed May 3, 2011 in Book 2011, Page 1100 and as Document No. 2011 1100 of the Madison County Recorder's Office. The Easement established the easement rights as described and set forth in the Declaration Easement instrument and provided for a provision that upon Grantees use of the easement area and payment of \$6,500.00 as compensation for the permanent easement, the easement would begin, subject to the provision set forth below, and run with the land.

WHEREAS the Declaration Easement also provides that "should Buyer or their heirs, successors or assigns ever purchase or acquire Parcel "B" located in the SE 1/4 as described in Plat of Survey filed April 11, 1996 in Book 2 on Page 669 in the office of the Madison County Recorder, this Easement will automatically terminate as access will be available through Parcel B." This provision remains in full force and effect and runs with the land.

WHEREAS the Grantees, Mark L. Beatty and Mary K. Beatty, hereby desire to begin use of the easement area and have tendered the sum of \$6,500.00 to Grantor, Brent Findley.

NOW THEREFORE, Brent Findley by execution of this instrument acknowledges receipt of the \$6,500.00 of compensation for the easement and acknowledges that upon harvesting the 2020 crop the Grantees will begin use of the easement area, the easement will run with the land and will be binding on the heirs, successors and assigns of the parties.

THEREFORE, the easement has become permanent and in full force and effect as set forth in the Declaration Easement filed May 3, 2011 in Book 2011, Page 1100 of the Madison County Recorder's Office.

Dated this 10 day of September, 2020.

By: Brent Findley  
Brent Findley

State of Iowa)

County of Guthrie) ss.

On this 10 day of September, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brent Findley, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that Brent Findley executed the same as a voluntary act and deed.



Haley M. Dudley  
NOTARY PUBLIC in and for the State of Iowa