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County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2267
Return To: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

TILE LINE EASEMENT

This Agreement is made and entered into this 30 day of June, 2022, by and between Nickolas L. Boyle, Sr. and Beverly A. Boyle, husband and wife, hereinafter referred to as "Boyle Sr."; and Nickolas L. Boyle, Jr. and Tanya J. Boyle, husband and wife, hereinafter referred to as "Boyle Jr.";

WITNESSETH:

Boyle Sr. owns the following described real estate situated in Madison County, Iowa herein designated the "Boyle Sr. Property", to-wit:

The South 110 acres of the Northeast Quarter (NE $\frac{1}{4}$) of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT 4.43 acres, more or less, AND EXCEPT the Boyle Jr. Property, AND EXCEPT Parcels "C" and "D" located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ thereof.

Boyle Jr. owns the following described real estate situated in Madison County, Iowa herein designated the "Boyle Jr. Property", to-wit:

A tract of land commencing at the Northeast Corner of the South 110 acres of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 21, running thence South 5 chains, thence West 6 chains, thence North 5 chains, thence East 6 chains to the point of beginning.

The Boyle Sr. Property and the Boyle Jr. Property and neighboring properties. Approximately five (5) field tile lines originating on and servicing the Boyle Sr. Property traverse the Boyle Jr. Property. Boyle Sr. and Boyle Jr. desire to ensure the existence and maintenance of the Boyle Sr. tile lines on the Boyle Jr. Property, and to also ensure that Boyle Sr. may install future tile lines on the Boyle Jr. Property.

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, Boyle Jr. hereby grants and conveys unto Boyle Sr. an easement and right-of-way over, on, through, across and under the Boyle Jr. Property for maintenance of the existing field tile lines traversing the Boyle Jr. Property that service the Boyle Sr. Property.

Boyle Jr. hereby further grants to Boyle Sr. a right-of-way over, on, through, across and under the Boyle Jr. Property for installation of as many future field tile lines and necessary appurtenances that Boyle Sr. desires to install on the Boyle Jr. Property.

Boyle Jr. hereby grants to Boyle Sr. a right of entry on the Boyle Jr. Property to exercise the stated purposes of this easement. Boyle Sr. shall use the easement to maintain, use, inspect, repair, and if necessary remove and replace the existing field tile lines and appurtenant equipment that service the Boyle Sr. Property. Boyle Jr. further grants to Boyle Sr. the right to install additional field tile lines on the Boyle Jr. Property as Boyle Sr. deems necessary, and to maintain, use, inspect, repair, and, if necessary, remove and replace such additional field tile lines and appurtenant equipment that service the Boyle Sr. Property. The easement grants herein include the right of drainage onto the Boyle Jr. Property from Boyle Sr. tile lines.

The easement rights granted herein are exercisable by Boyle Sr., their successors in interest, licensees, permittees, contractors and agents. The easement rights granted herein shall run with the Boyle Sr. Property and the Boyle Jr. Property described herein, and shall be binding on Boyle Sr.'s and Boyle Jr.'s successors in interest. This agreement and the easements created herein may be amended or released at any time by appropriate agreement entered into for that purpose by and between Boyle Sr. and Boyle Jr., or their successors in interest.

IN WITNESS WHEREOF, the parties herein have entered into this agreement the day and year above written.

Nickolas L. Boyle Sr.
Nickolas L. Boyle Jr.

Nickolas L. Boyle Sr.
Nickolas L. Boyle Sr.

Tanya J. Boyle
Tanya J. Boyle

Beverly A. Boyle
Beverly A. Boyle

STATE OF IOWA)
) SS
MADISON COUNTY)

This record was acknowledged before me on June 28, 2022 by Nickolas L. Boyle, Sr. and Beverly A. Boyle.



Tami Rice
Notary Public in and for the State of Iowa.

STATE OF IOWA)
) SS
MADISON COUNTY)

This record was acknowledged before me on June 30, 2022 by Nickolas L. Boyle, Jr. and Tanya J. Boyle.

Sara Tessmer
Notary Public in and for the State of Iowa.

