



Document 2024 1698

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

↳ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Sturco Builders LLC, c/o Lane Sturtz, 24472 15th Avenue, New Virginia, IA 50210  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

### UTILITY LINE EASEMENT

KNOW ALL PEOPLE BY THESE PRESENCE:

The undersigned owners, Timothy S. Palmer and Rachelle L. Palmer, a Married Couple, hereafter called the Grantors, in consideration of the sum of One Dollar and other valuable consideration, receipt of which is acknowledged, do hereby grant to Sturco Builders LLC, hereafter called the Grantee, the permanent and perpetual right and easement to construct, install, use, repair, maintain, operate, inspect, patrol and remove a private sanitary sewer service line including the equipment and accessories for the same and all necessary appurtenances and the right of ingress and egress as may be reasonably necessary for the convenient construction, use, repair, maintenance, operation, inspection, patrolling, replacement and removal of this utility line over, along, across and under the following described real estate:

**A twenty foot (20') wide strip of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, more particularly described as:**

**Commencing at the Southwest corner of Parcel "E", located in said Northeast Quarter (1/4) of the Southwest Quarter (1/4) and containing 3.26 acres, as shown in Plat of Survey filed in Book 2024, Page 992 on May 9, 2024, in the Office of**

**the Recorder of Madison County, Iowa, and continuing east along the South line of said Parcel "E" one hundred seventy eight feet (178'); thence continuing south one hundred fifty feet (150'); thence continuing west twenty feet (20'); then continuing north to the South line of said Parcel "E"; then continuing east along the South line of said Parcel "E" twenty feet (20') to the point of beginning (hereinafter referred to as "Easement Area").**

The Grantors warrant and covenant to the Grantee that, subject to liens and encumbrances of record as of the date of this easement, they are the owners of the above described land and have full right and authority to validly grant this easement, and the Grantee may quietly enjoy its estate in the premises.

Grantee is given the right to trim, cut and clear away any trees, limbs and brush, whether located on the above described Easement Area or which overhang the same, and the right to remove from the above described Easement Area any obstruction, including inflammable materials, brush, structures of any kind or other obstructions wherever in its judgment such will interfere with or endanger the construction of the utility line.

In consideration of such grant, Grantee agrees it will restore to grade the real estate or repair any damage which may be caused to this real estate by the construction, operation, maintenance, inspection, patrolling, repairing, replacement or removal of the utility line.

The Grantors covenant that no act will be permitted within the Easement Area which is inconsistent with the rights hereby granted and that no buildings or structures or other improvements will be erected upon the Easement Area.

The permanent easement herein granted is for the benefit of the Grantee's real estate legally described as:

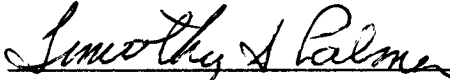
**Parcel "E" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., City of Truro, Madison County, Iowa, containing 3.26 acres, as shown in Plat of Survey filed in Book 2024, Page 992 on May 9, 2024, in the Office of the Recorder of Madison County, Iowa.**

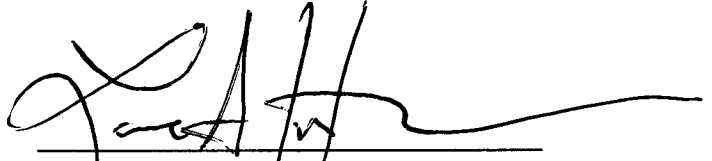
The permanent easement herein granted burdens the Grantors' real estate legally described as:

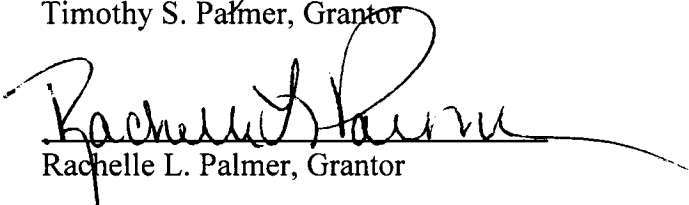
The West 278 feet of all that part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M. which lies North of the centerline of the right of way of the C.B.&O. Railroad Company, EXCEPT a 25 foot wide tract of land more particularly described as a 25 foot wide strip centered on the following-described centerline: Commencing at a point located on the West line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15), located 8.4 feet South of the Southeast corner of Out Lot Five (5), Town of Truro, Madison County, Iowa, thence North 88°55' East 278 feet to the East line of the above-described tract.

This Agreement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Dated this 16 day of July 2024.

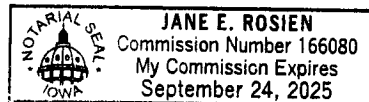
  
Timothy S. Palmer, Grantor

  
Lane Sturtz, Member  
Sturco Builders LLC, Grantee

  
Rachelle L. Palmer, Grantor

STATE OF IOWA, COUNTY OF MADISON

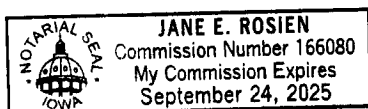
This record was acknowledged before me on July 16, 2024, by Timothy S. Palmer and Rachelle L. Palmer.



  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 16, 2024, by Lane Sturtz as Member of Sturco Builders LLC.



  
Signature of Notary Public