



Document 2026 102

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Trevor J. Heimbaugh, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731
Return Document To: Trevor J. Heimbaugh, POB 230, Winterset, IA 50273

EASEMENT AGREEMENT

WILLIAM G. KEATING REVOCABLE TRUST and SHIRLY A. KEATING

REVOCABLE TRUST hereinafter called "Grantors", for valuable consideration, do hereby grant to The Olson Family Revocable Trust 7/16/12, hereinafter called "Grantee", an Easement upon the following-described real estate:

Parcel "B" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-eight (28) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa containing 8.92 acres, as shown in Plat of Survey filed in Book 2005, Page 5517 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa; AND The North 50 feet of Lots Five (5) and Six (6) in Block Two (2) of Bowsby's Addition to the City of Winterset, Madison County, Iowa; AND The West Half (1/2) of the Northwest Quarter (1/4) and the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-one (21); AND the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20); AND the West Half (1/2) of the Southeast Quarter (1/4) and the West One fourth (1/4) of the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24); ALL in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. (hereinafter the "Keating Property")

Said easement shall benefit the following described property:

The Southeast Quarter of the Northeast Quarter (SW1/4NE1/4) of Section Twenty-four (24), excepting therefrom commencing at the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence South 16 rods, thence in a northeasterly direction to a point 40 rods East of said Northwest Corner, thence West 40 rods to said Corner, containing in all 2 acres, and the East 60 Acres of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of

the 5th P.M., Madison County, Iowa. (hereinafter the Olson Property)

Grantors grant the Grantee:

A. An easement to erect, maintain, repair and replacement of a fence on that part of the Keating Property as shown in Exhibit A attached hereto.

The existence of a fence within this Easement shall in no way alter the boundary lines of the Keating Property or the Olson Property.

This Easement shall run with the land and be binding upon successors in interest.

Dated this 9 day of January, 2026

GRANTOR:

James Russell Keating
James Russell Keating, Power of Attorney of the
William G. Keating Revocable Trust

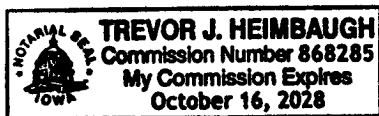
GRANTEE:

Christopher P. Olson
Christopher P. Olson, Trustee of the
Olson Family Revocable Trust 7/16/12

James Russell Keating
James Russell Keating, Power of Attorney of the
Shirley A. Keating Revocable Trust

STATE OF IOWA :
: SS
COUNTY OF Madison :

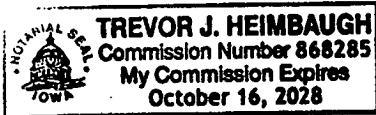
On the 29th day of December, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared James Russell Keating, Power of Attorney of the William G. Keating Revocable Trust to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

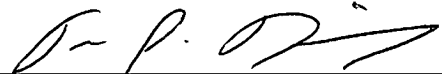


[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
COUNTY OF Madison :

On the 29th day of December, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared James Russell Keating, Power of Attorney of the Shirley A. Keating Revocable Trust to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

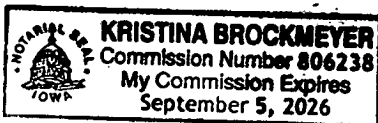


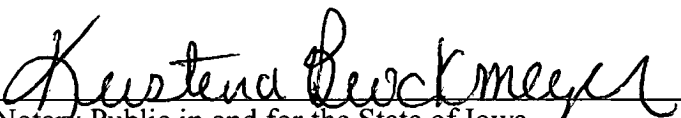


Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
COUNTY OF Madison :

On the 9 day of January, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Christopher Olson Trustee of the Olson Family Revocable Trust 7/16/12 to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.





Notary Public in and for the State of Iowa

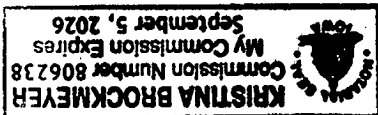


EXHIBIT A

The North end of the fence line is approximately 500 feet west of the East boundary of the Keating Property, and the South end of the fence line is approximately 64' West of the East boundary of the Keating Property, as shown below.



↑N

← Measure



Move the map and add points to measure distances and area. Scroll or expand to see more data. **New**

Length
1,505 ft



🔖 Save to project