

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWAEASEMENT

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Corkrean Homes, Inc., hereinafter called "Grantor", in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, does hereby grant to **St. John's Woods Homeowner's Association, Inc.**, hereinafter called "Grantee", and to their successors or assigns, owners of the following-described real estate:

Lot One (1) of St. John's Woods, Subdivision, Madison County, Iowa,
the perpetual right and easement over, under and across the following-described real estate in Madison County, Iowa, to-wit:

An easement for the Subdivision sign located on Lot 1 of St. John's Woods, a subdivision in the North Half of the Southwest Quarter of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa the perimeter of which is described as follows:

Commencing at the Northeast Corner of Lot 1 of St. John's Woods thence South 88°19'33" West 59.95 feet along the North line of said Lot1; thence South 00°07'47" West 66.03 feet along the West right-of-way line of County Road G-4R to the easement Point of Beginning; thence continuing South 00°07'47" West 23.09 feet along said right-of-way line; thence South 05°34'51" East 29.97 feet along right-of-way line, thence South 88°19'38" West 42.86 feet; thence North 00°00'00" East 53.00 feet to a Point on the South right-of-way line of 138th Trail; thence North 88°19'33" East 40.00 feet along said right-of-way line to the Easement Point of Beginning,

together with the right of ingress and egress over and across said easement area for the purpose of constructing, repairing, maintaining, replacing and removing a sign and landscaping upon and across said easement area.

The Grantor warrants and covenants to the Grantee that it is the owner of the real estate upon which said easement area is situated, that said real estate is free and clear of liens and encumbrances; and that it has full right and authority to validly grant this easement, and the Grantee may quietly enjoy its estate in the premises.

Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted; and no buildings or structures will be erected upon

✓ Madison Co Realty

said easement area, and that the present grade or ground level thereof will not be changed by excavation or filling. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Grantee shall be solely responsible for the maintenance of the easement area, and Grantor shall have no responsibility therefor.

Dated: 6-14-04, 2004.

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on

June 14th 2004
by Robert F. Corkrean
as Pres. of

Corkrean Homes, Inc.

Carol E Landis
Notary Public

