

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By/Return To: Ethan P. Anderson, Dougherty Law Firm, PO Box 278, Norwalk, IA 50211 515-981-5401

VE Return To: Samuel Hallenbeck, PO Box 370, Earlham, IA 50072

EASEMENT AGREEMENT

This Easement is granted this 28th day of September, 2011, by Jeff E. Hayes Sr. and Cindy S. Hayes, husband and wife, hereinafter referred to collectively as "Grantors," to Steven E. Thompson and Julie M. Thompson, husband and wife, hereinafter referred to as "Grantees."

1. Grantors are the record titleholder to the following described real estate:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), and Twenty (20) acres off the West side of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33) described as follows: Commencing at a line on the North line of said last described 40 acre tract where said line crosses the center of Middle River, and running thence West along said North line to the Northwest corner of said last described 40 acre tract, thence South, along the West line thereof to the Southwest corner of said last described 40 acre tract, thence East along the South line to a point therein from which a line running North parallel with the West line of said last described 40 acre tract to the center of Middle river and thence along the center of Middle River to the place of beginning, would include within said 20 acres, all in Township Seventy-six (76) North, Range Twenty-six (26) North, West of the 5th P.M., Madison County, Iowa

2. Grantees are purchasing and will be the record titleholders of the following described real estate:

The North Half (1/2) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) except the West 20 acres of that part lying West and South of Middle River, of Section Thirty-three (33), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

which lies adjacent to and North of Grantor's real estate.

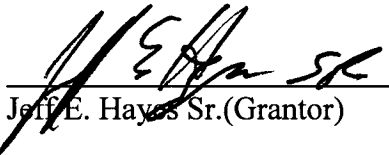
3. Access to a portion of Grantee's property requires access by way of an easement across a portion of Grantor's property.
4. It is the Grantor's intention to grant a non exclusive ingress-egress easement across a portion of the Grantor's property for the benefit of Grantee's property.
5. This easement area shall be one chain in width extending from the south side of the Middle River south bank edge and extending therefrom onto Grantors property above-described, lying east and west of Valley View Trail. In the event that the course of the Middle River meanders from its current location, the parties agree that this easement shall conform to such river movement but in no case shall such movement or meander defeat this easement.
6. This easement, and all the provisions herein, shall be binding upon the Parties, their grantees, executors, administrators, heirs, devisees, successors or assigns and shall be a perpetual

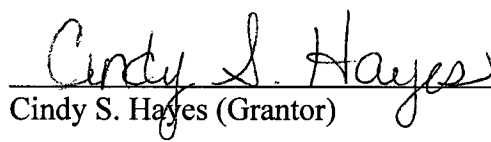
easement and covenant running with the two parcels described herein for the benefit of the owners of said parcels, their successors and assigns.

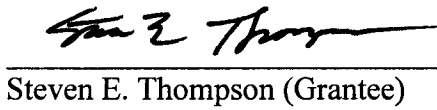
7. The use of the easement herein is limited to ingress and egress for crop farming purposes only and no other purposes to provide access for the farmer farming the ground and the owners, Steven E. Thompson and Julie M. Thompson.
8. Any damages to Grantors real property, including the easement area, caused by Grantees use of the easement shall be repaired by Grantees at Grantee's expense to the satisfaction of the Grantor.

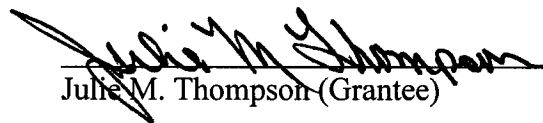
THEREFORE: Grantors hereby convey to Grantees an ingress-egress easement across the Grantors' real estate, which shall constitute a permanent covenant and easement running with the land for the benefit of the Grantees, their successors and assigns.

Executed the day and year first above written:


Jeff E. Hayes Sr. (Grantor)


Cindy S. Hayes (Grantor)


Steven E. Thompson (Grantee)

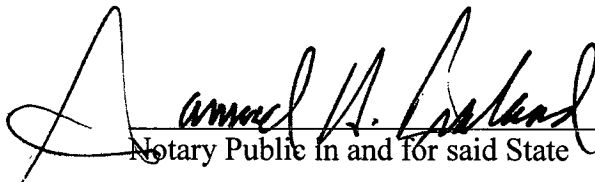

Julie M. Thompson (Grantee)

STATE OF IOWA)
(SS:

MADISON COUNTY)

On this 28th day of September, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff E. Hayes Sr. and Cindy S. Hayes, husband and wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.



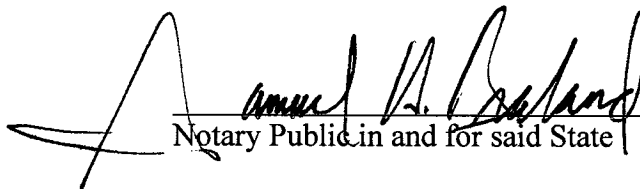

Notary Public in and for said State

STATE OF IOWA)
(SS:

MADISON COUNTY)

On this 28th day of September, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven E. Thompson and Julie M. Thompson, husband and wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.




Notary Public in and for said State