



Document 2013 711

Book 2013 Page 711 Type 06 001 Pages 3

Date 3/08/2013 Time 1:24 PM

Rec Amt \$17.00

INDX
ANNO
SCAN



LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273
Return to: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

EASEMENT AGREEMENT

4
5
DENNIS F. CRASE and CINDY L. CRASE, Husband and Wife, hereinafter called "Grantors", in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, do hereby grant to **ZACHARY BRUETT AND RANDALL BRUETT**, as Joint Tenants with full rights of survivorship, and not as Tenants in Common, hereinafter called "Grantees", and to their successors or assigns, owners of the following-described real estate:

The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and all that part of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying and being North of North River, which now includes a tract of land containing 1.7 acres described as follows: Commencing at a point in the middle of North River 1085 feet North of the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence down the middle of said River by a line which is 50 feet from and parallel with the following described line which is measured on the South or right-hand bank thereof, to-wit: North $66^{\circ}41'$ East, 288.2 feet, thence North $34^{\circ}30'$ East, 240.3 feet, thence North $2^{\circ}29'$ West 95.7 feet to the point of beginning; thence North $46^{\circ}28'$ West, 355.8 feet, thence North $57^{\circ}37'$ East 110.3 feet, thence South $68^{\circ}7'$ East, 108.4 feet, thence South $41^{\circ}23'$ East, 206.5 feet, and from thence in a Southwesterly direction in a straight line to the point of beginning; all in Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,



the perpetual right and easement over, under and across the following-described real estate in Madison County, Iowa, to-wit:

The Northwest Quarter (¼) of the Northeast Quarter (¼), EXCEPT Parcel "D" thereof and the Northeast Quarter (¼) of the Northwest Quarter (¼), EXCEPT Parcel "C" thereof all in Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

together with the right of ingress and egress over and across said easement area for the purpose of constructing, repairing and maintaining a driveway upon and across the easement area, the location of which shall be the existing driveway.

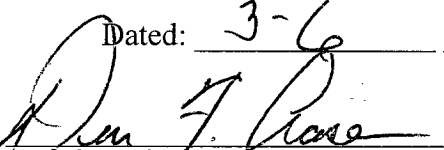
The parties acknowledge that there is a diversion terrace on the land owned by Grantors and that said terrace shall be kept in repair and maintained by Grantees. Grantees shall have the right of ingress and egress to and from said diversion terrace for the purpose of such maintenance and repair.

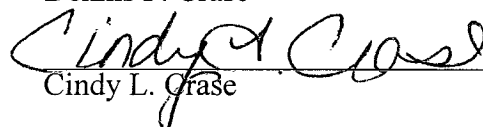
The Grantors warrant and covenant to the Grantees that they are the owners of the real estate upon which said easement area is situated, that said real estate is free and clear of liens and encumbrances; and that they have full right and authority to validly grant this easement, and the Grantees may quietly enjoy their estate in the premises.

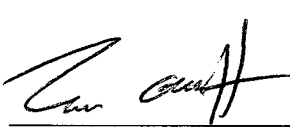
Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted; and no buildings or structures will be erected upon said easement area, and that the present grade or ground level thereof will not be changed by excavation or filling. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

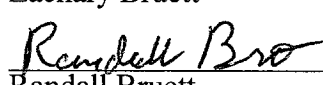
Grantees shall be solely responsible for the maintenance of the easement area, and Grantors shall have no responsibility therefor.

Dated: 3-6, 2013.


Dennis F. Crase

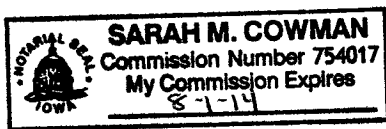

Cindy L. Crase


Zachary Bruett


Randall Bruett

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 6 day of March, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis F. Crase and Cindy L. Crase, to me personally 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.



Sarah M. Cowman
Notary Public in and for the State of Iowa

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 7th day of March, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Zachary Bruett and Randall Bruett, to me personally 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.

David A. Koch
Notary Public in and for the State of Iowa

