

EASEMENT

IND. ✓
REC. ✓
PAGE ✓

THIS EASEMENT, made and entered into this 31 day of July, 1983, by and between Carol H. Thomas, of R. R., Earlham, Madison County, Iowa, hereinafter referred to as Grantor, and Alice M. Thomas, of R. R., Earlham, Madison County, Iowa, hereinafter referred to as Grantee, WITNESSETH:

WHEREAS, Grantor owns the legal and equitable title to the following described real property, to-wit:

The South One-half (S½) of the West One-half (W½) of the Northwest Quarter (NW¼) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, EXCEPT, A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 5, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as:

Commencing at the West Quarter corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the South line of the Northwest Quarter of said section on an assumed bearing of North 90°00'00" East a distance of 708.05 feet to the Point of Beginning; thence continuing along said south line, North 90°00'00" East 123.72 feet; thence North 00°53'04" West 163.84 feet; thence South 89°52'43" West 122.02 feet; thence South 00°17'21" East 163.56 feet to the Point of Beginning, containing 0.462 acres, more or less, including public road, and 0.320 acres, more or less, excluding public road.

WHEREAS, Grantee owns the legal and equitable title to the following described real property, to-wit:

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 5, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as:

Commencing at the West Quarter corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the South line of the Northwest Quarter of said section on an assumed bearing of North 90°00'00" East a distance of 708.05 feet to the Point of Beginning; thence continuing along said south line, North 90°00'00" East 123.72 feet; thence North 00°53'04" West 163.84 feet; thence South 89°52'43" West 122.02 feet; thence South 00°17'21" East 163.56 feet to the Point of Beginning, containing 0.462 acres, more or less, including public road, and 0.320 acres, more or less, excluding public road,

which property adjoins and abutts the property owned by Grantor, and *Compare*

WHEREAS, Grantee needs an Easement for the right of ingress

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$9.00

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and egress on the property owned by Grantor which abutts and adjoins Grantees East boundary, and

WHEREAS, Grantor has agreed to grant Grantee an Easement for right of ingress and egress across Grantor's property.

NOW, THEREFORE, IN CONSIDERATION OF the mutual covenants and promises herein contained, Grantor hereby grants unto the Grantee a permanent Easement for ingress and egress across Grantor's land hereinafter described. Said Easement shall be located upon Grantor's property and shall be described as follows:

Commencing at the West Quarter corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the South line of the Northwest Quarter of said section on an assumed bearing of North 90°00'00" East a distance of 708.05 feet; thence continuing along said south line, North 90°00'00" East 123.72 feet; thence North 00°53'04" West 50.25 feet to the point of beginning: Thence East 24 feet, thence North 113.59 feet, thence West 24 feet, thence South 113.59 feet to the point of beginning, all in the South One-half of the West One-half of the Northwest Quarter (S½ W½ NW¼) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Said Easement shall be used by Grantee only for the purposes of ingress and egress to the real property owned by Grantor herebefore described.

Grantee expressly agrees to pay all costs for the upkeep, maintenance and repair for the Easement herein granted to be used for ingress and egress.

Grantee further agrees to pay Grantor for all damage sustained because of the acts of the Grantee while using said Easement described herein.

This Easement granted herein shall be binding upon the Grantor, her heirs, administrators, executors and assignees.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year above written.

GRANTEE

GRANTOR

Alice M. Thomas
(Alice M. Thomas)

Carol H. Thomas
(Carol H. Thomas)

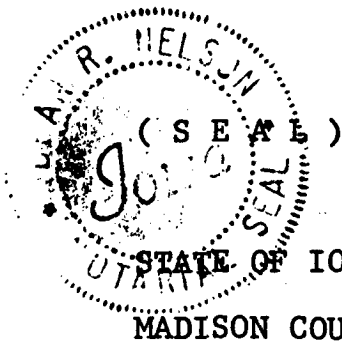
STATE OF IOWA :
: SS
MADISON COUNTY :

On this 31st day of July, 1983, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carol H. Thomas to me known to be the identical person named in

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and who executed the within and foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.


Notary Public in and for the
State of Iowa.



STATE OF IOWA :
MADISON COUNTY : SS

On this 31 day of July, 1983, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Alice M. Thomas to me know to be the identical person named in and who executed the within and foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.


Notary Public in and for the
State of Iowa.

