

EASEMENT

THIS EASEMENT is entered into on this 24th day of April, 1976, by and between Frank M. Cardamon and Ruth Ann Cardamon (hereinafter the "Cardamons") and Gary Lee Cochran and Anna M. Cochran (hereinafter the "Cochrans").

W I T N E S S E T H:

WHEREAS, the Cardamons desire the full use and enjoyment of a triangular parcel of real estate owned by the Cochrans (hereinafter more fully described); and

WHEREAS, the Cardamons are willing to permit the Cochrans full use and enjoyment of a portion of their driveway for purposes of ingress and egress to land owned by the Cochrans; and

WHEREAS, the Cochrans are willing to relinquish full use and enjoyment of said triangular portion owned by them to the Cardamons; and

WHEREAS, the Cochrans desire the full and complete use of a portion of the driveway owned by the Cardamons for purposes of residential ingress and egress to property owned by them.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto that:

1. The Cardamons hereby grant and convey unto the Cochrans an easement for residential ingress and egress purposes over and across the portion of the driveway as it exists on the date of this easement from the point where said driveway commences on the eastern boundary of the real estate owned by the Cardamons, which real estate is more specifically described as:

The North 1.413 acres of Lot 5 and the South 1.50 acres of Lot 4 and an irregular parcel consisting of 3 acres, more or less, in Berglund Rural Estates, Section 32, Township 77, Range 27 West, Madison County, Iowa

up to and including the point where said driveway divides into two driveways going to the residences of each of the parties hereto. Said easement shall also be granted with respect to that portion of said driveway commencing at the point of driveway division up to and including the point of termination of said driveway on the northern boundary of the real estate described in this paragraph, so long as the Cardamons are the record titleholders of the real estate described in this paragraph.

Compared

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA 655

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2. The Cochrans hereby grant to the Cardamons an easement for the full and complete use of a triangular portion of property currently owned by them which is located in Berglund Rural Estates in Madison County, Iowa, the triangular portion over which said easement shall apply being specifically described as:

Commencing at the southeast corner of lot 7, thence north 167.1', thence west to an intersection with a line extending from a point 160.2' west of the northeast corner of said lot 7 to the southeast corner of said lot 7, thence southeasterly along said line to the point of beginning.

Frank M. Cardamon
Frank M. Cardamon

Ruth Ann Cardamon
Ruth Ann Cardamon

Gary L. Cochran
Gary Lee Cochran

Anna M. Cochran
Anna M. Cochran