

FILED NO. 428
BOOK 104 PAGE 682

1975 APR -4 AM 10:41

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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EASEMENT

NOW, on this 31 day of March, 1975, between Earl Conard
and Ruth Conard, Grantors, and Ronald P. Mead, Grantee.

Whereas the Grantors are seised of an estate in fee simple of a
parcel of land described as:

A parcel of land described as commencing at the
Northeast Corner of the Northeast Quarter (NE 1/4)
of the Northeast Quarter (NE 1/4) of Section 26,
Township 76 North, Range 27 West of the 5th P.M., Madison
County, Iowa; Thence due South along the East line of
the NE 1/4 of the NE 1/4 of Said Section 26 768.2 feet;
thence N. 22°06'W. 59.4 feet; thence N. 32°14'W. 203.7
feet; thence N. 41°42'W. 236.9 feet thence N. 57°22'W. 24.3 feet to
the Point of Beginning; thence N. 57°22'W 253.9 feet;
thence S. 0°00' 1115.6 feet to the South Right-of-Way
line of Iowa Highway 92; thence N. 75°07'E. along the Said
South Right-of-Way line 221.2 feet; thence N. 0°00' 921.9 -
feet to the Point of Beginning. Said parcel contains 5.0006
Acres including 0.1923 Acres of County Road Right-of-Way
and 0.4215 Acres of Iowa Highway 92 Right -of-Way and is
situated in the NE 1/4 of the NE 1/4 of Sec. 26-T76N-R27W.

The East line of the NE 1/4 of Sec. 26-T76N-R27W. is assumed
to bear due North and South.

and upon the above-described land there is located a water well, water
pipeline, and driveway:

Whereas, the Grantee is seised in fee simple of another parcel
of land adjacent to Grantors' and lying to the east of Grantors' and described
as:

A parcel of land described as commencing at the Northeast
Corner of Section 26, Township 76 North, Range 27 West
of the 5th P.M. Madison County, Iowa; thence due South
along the East line of said Section 26 768.2 feet to Point
of Beginning; thence N. 22°06' W. 59.4 feet; thence N. 32°14'W.
203.7 feet; thence N. 41°42'W 236.9 feet; thence N. 57°22'W.
24.3 feet; thence S. 0°00' 921.9 feet to the South line of Iowa
Highway 92 Right-of-Way; thence N. 75°07'E. 185.5 feet along
said South Highway Right-of-Way; thence northeasterly 137.5

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feet along a 1399.4 foot radius curve concave southeasterly to the east line of said Section 26; thence N. 0°00' along the east line of said Section 26 422.4 feet to the Point of Beginning. Said Parcel contains 5.0012 acres including 0.7488 Acres of County Road Right-of-Way and 0.6022 Acres of Iowa Highway 92 Right-of-Way and is situated in the NE 1/4 of the NE 1/4 of Section 26-T76N-R27W.

The east line of the NE 1/4 of Section 26-T76N-R27W is assumed to bear due North and South.

and;

Whereas, the Grantors in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration has agreed to grant to Grantee an easement or right-of-way for purposes of maintaining said water well and water pipeline and an easement or right-of-way over said driveway:

WITNESSETH, that in pursuance of said agreement and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, the Grantors hereby grant to the Grantee, his heirs and assigns:

Full and free right and liberty for him and them, his and their tenants, servants, visitors, licensees and contractors, in common with all others having the like right at all times hereafter, for all purposes connected with the use and enjoyment of the said land of the Grantee, to use said water well and water pipeline and to maintain the same in good and serviceable condition, subject only to the duty not to impair the Grantors' rights to the use of said water well and pipeline, nor the rights of his heirs and assigns, and further subject to the duty of Grantee, his heirs and assigns to repair as nearly as possible any damage to the land of the Grantors, their heirs and assigns occasioned by the use of this easement; and

Full and free right and liberty for him and them, his and their tenants, servants, visitors, licensees and contractors, in common with

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all others having the like right, at all times hereafter, with or without vehicles of any description, for all purposes connected with the use and enjoyment of the said land of the Grantee, to use and maintain the said driveway as and for the purposes of a driveway and to provide ingress and egress to the Grantee's property.

To have and to hold the easements or rights-of-way hereby granted unto the Grantee, his heirs and assigns, as appurtenant to the said land of the Grantee.

In witness whereof the Grantors have hereunto set their hands this day and year first above written.

Earl Conard
Earl Conard

Ronald P. Mead
Ronald P. Mead

Ruth Conard
Ruth Conard

Subscribed and sworn to before me by Earl Conard, Ruth Conard, and Ronald P. Mead this 31 day of March, 1975.

Notary Public in and for the State of Iowa

