



Document 2016 4067

Book 2016 Page 4067 Type 06 001 Pages 2

Date 12/30/2016 Time 12:17:20PM

Rec Amt \$12.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273

Telephone: 515/462-3731

Return To: Mark L. Smith, POB 230, Winterset, IA 50273

3
a

UTILITY EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable consideration, in hand paid by Brian Lee Cooper and Rebecca Lynn Cooper, husband and wife, receipt of which is hereby acknowledged by the undersigned, Dick D. Dillinger and Raedene Dillinger, Husband and Wife, (Grantors), do hereby grant to Brian Lee Cooper and Rebecca Lynn Cooper (Grantees), their successors and assigns, a utility easement including but not limited to the right to install, lay, maintain, operate, repair and remove all necessary equipment, wires, piping and other necessary appurtenances, through and across certain property described below, together with ingress and egress from the same, and all rights and privileges incident and necessary to the enjoyment of this grant.

Additionally, Grantees shall have the right to remove from the Easement area any obstructions, including trees, plants, undergrowth, fencing or other items that interfere with the proper operation and maintenance of the utilities placed in the Easement. Grantors agree that they will not construct or place any permanent building structures, trees, plants or other objects in the easement area.

Easement Description:

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except part of Parcel "C" as shown in Plat of Survey filed 12/2/16 in Book 2016, Page 3675 of the Recorder's Office of Madison County, Iowa.

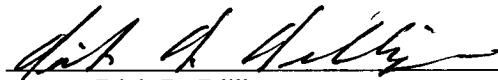
This easement grant is subject to the following: Said easement will be a single strip of land not to exceed 50 feet in width, utilizing the most direct route from where the utilities are currently

located to the house that will be built on Parcel "C", as described above. Grantees shall not fence in the easement area nor change the grade of the surface soil and will restore the easement area and surface to its previous condition.

At such time that the exact easement description can be ascertained, Grantees shall obtain a specific legal description for the easement area and shall file an explanatory affidavit placing such specific easement description of record.

THIS EASEMENT IS BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS OF BOTH PARTIES AND SHALL BE CONTINUED UNTIL CANCELED BY MUTUAL CONSENT OR THE REMOVAL AND ABANDONMENT OF SAID EASEMENT OCCURS. GRANTORS SHALL HAVE THE RIGHT OF FULL ENJOYMENT AND USE OF THE ABOVE-DESCRIBED PROPERTY EXCEPT SUCH THAT WILL BE INCONSISTENT WITH THIS EASEMENT.

Dated this 29th day of December, 2016.


Dick D. Dillinger


Raedene Dillinger

STATE OF IOWA :
:SS
COUNTY OF MADISON :

Subscribed and sworn to before me by Dick D. Dillinger and Raedene Dillinger on this
29th day of December, 2016.


Notary Public in and for State of Iowa

