

Document 2017 3254

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared by and RETURN TO AFTER FILING Shannon L. Sobek, Wasker, Dorr, Wimmer & Marcouiller PC
4201 Westown Parkway, Suite 250, West Des Moines, Iowa 50266-6720; 515-283-1801 (2732RE)

PRIVATE UTILITY EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that Elizabeth Reels, a married person is the Owner of Parcel "Q", as shown in that Plat of Survey recorded at Book 2017, Page 2695, in the office for the recorder of Madison County, Iowa (hereinafter called the "Plat").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell and establish the following Private Utility Easement Area over and across the following described parcel:

The Northerly 20.00 feet of Parcel "Q," except the West 102.70 feet, as measured along the North line of said Parcel "Q" in the Southwest fractional quarter of the Northwest Quarter of Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa.

As also depicted on Exhibit A attached hereto (hereinafter called "Easement Area"), for the benefit of the adjoining Parcel "R," (the "Benefitted Parcel") as depicted on the Plat. The Benefitted Parcel shall be entitled to utilize the Easement Area for the installation of utilities, including but not limited to water, electricity, phone, cable and services.

Grantor does hereby covenant with the Grantee that (i) Grantors hold said real estate described in this Easement by title in fee simple; (ii) that Grantors have good and lawful authority to convey the same; and (iii) said Grantors covenant to warrant and defend the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 10/15/2017
15 day of Oct, 2017.

GRANTOR

By: Elizabeth Reels dotloop verified
10/15/17 5:39PM CDT
F41U-DW5A-IWXQ-NZOF

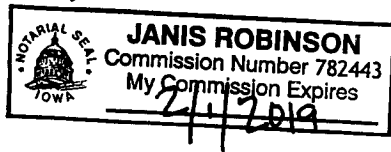
By: Elizabeth Reels

By: Jason Reels dotloop verified
10/15/17 5:40PM CDT
JKXH-1PSG-ZNGD-YVDK

Jason Reels, as Spouse

STATE OF IOWA)
COUNTY OF Dallas) SS:

On this 15 day of October, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Elizabeth Reels and Jason Reels, to me personally known, who being by me duly sworn, did acknowledged the execution of the instrument to be the voluntary act and deed of the Grantor, and voluntarily executed



Janis Robinson
Notary Public in and for the
State of Iowa