

Deed Record, No. 84, Madison County, Iowa

A. E. & Ruth Cook  
To

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Fee \$.70 ☒

Filed for record the 5 day of November  
A. D. 1948 at 11:45 o'clock A. M.  
Wilma M. Wade, Recorder

Cecil & Katherine Bridges, et al

EASEMENT FOR A PRIVATE ROAD

THIS INDENTURE, made this 16 day of August, A. D. 1948, by and between A. E. Cook and Ruth Cook, hereinafter designated as grantors, and Francis Mower and Marjorie Mower, husband and wife, as Joint Tenants with sole right of survivorship and not as tenants in common, and Cecil Bridges and Katherine Bridges, husband and wife, as Joint Tenants with sole right of survivorship and not as tenants in common, hereinafter designated as grantees, WITNESSETH:

WHEREAS, the grantors are the owners of and are in possession of a parcel of land containing 0.48 acres more or less, situated in Lincoln Township, Madison County, Iowa, which is described as follows, to-wit:

Commencing at a point 1817 feet north of the S. W.  
Corner of Section 21, T-75N R-28W; thence north along  
the section line 835 feet; thence east 25 feet; thence  
south 835 feet; thence west 25 feet to the point  
of beginning, containing 0.48 acres more or less, and

WHEREAS, the grantees hereinafter named are the owners of land lying immediately North of the land owned by the said grantors herein, and the grantees have no right of way from a public highway to their land, over which they can travel with livestock, wagons, trucks, tractors, automobiles and other similar vehicles and the grantors herein named for a valuable consideration hereinafter stated have agreed to grant and set over to the grantees an easement or right of way for private road purposes over and across the above described real estate.

IT IS NOW HEREBY AGREED by and between the parties hereto, that for the valuable consideration the said grantors herein, hereby grant to the above named grantees, their heirs, grantees and assignees, the full and free right for them and their tenants, employees, servants, visitors and licensees, in common with all others having the right at all times hereafter with or without livestock, farm implements, trucks, tractors, automobiles and all other vehicles, used for travel or farm purposes and for all purposes connected with the use of the land owned by the grantees, to pass and repass along said private road as hereinbefore described and in consideration of which the grantees agree to construct at their own cost, a lawful fence along the West side of said easement; said fence to be constructed with a good grade of 26 inch woven wire with 3 barb wires attached to good substantial posts, which posts are not to be more than 16½ feet apart, together with such corner posts, braces, and brace posts as may be necessary to build said fence in a workman like manner, and in consideration of the grantees herein constructing said fence, that the grantors will thereafter maintain the same. The easement herein granted is on, over and across the real estate herein above specifically described.

IT IS FURTHER AGREED, that at such time as said private road is no longer used by the grantees herein, their heirs, grantees and assignees, for any of the purposes herein set forth, for more than one year, the land described herein shall revert to the grantors herein named or to the then owners of the land from which it is now granted.

A E Cook  
Ruth Cook  
Grantors

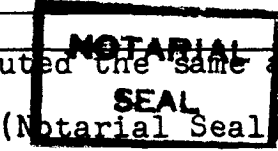
Cecil Bridges  
Katherine Bridges  
Grantees  
Francis Mower  
Marjorie Mower  
Grantees

STATE OF IOWA MADISON COUNTY) SS:

On this 16 day of August, A. D. 1948, before me, Jno. N. Hartley, a Notary Public in and for the County of Madison, State of Iowa, personally appeared A. E. Cook and Ruth Cook, Francis Mower and Marjorie Mower, Cecil Bridges and Katherine Bridges to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they

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executed the same as their voluntary act and deed.



Jno N. Hartley Notary Public  
in and for Madison County, Iowa