DELAWARE COUNTY IOWA
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DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$10.00

CARR & CARR LAWYERS P.O. BOX 333
MANCHESTER, IA 52057 319-927-4164

EASEMENT AND OWNERSHIP AGREEMENT

Rosemary Hunt hereinafter referred to as grantor and Michael E. Hunt hereinafter referred to as grantee agree to the following:

1. Grantor herewith grants to grantee an easement on her property as hereinafter described and grantee accepts same.

2. That the purpose of this easement is to permit the grantee to construct, maintain, use and have access to a steel building to be placed by grantee on a concrete slab 48 feet by 100 feet on grantor's property. Grantee shall further have access to and the use of a lean-to building to the north of the location of the said steel building.

3. That the steel building shall be generally located as follows:

> Commencing at the junction of Highway #38 and the east-west county road located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Eighteen (18), and running thence South approximately 138 feet along the east right-of-way line of said Highway #38, thence East 300 feet to point of beginning, thence North 48 feet, thence East 100 feet, thence South 48 feet, thence West 100 feet to point of beginning, all being in Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

4. That the general area to which the grantee herein shall have reasonable access at all times is as follows:

Commencing at the junction of Highway #38 and the east-west county road located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Eighteen (18), and running thence south approximately 150 feet along the east right-of-way line of said Highway #38, thence East 210 feet to point of beginning, thence North to the south right-of-way line of the said county road, thence East along the south line of said county road a distance of 225 feet, thence South 150 feet, thence West 225 feet to point of beginning, all being in Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

5. That the easement granted herein shall permit the grantee to have access to the steel building which he shall own and the use of the lean-to and he shall be permitted the full access and use thereof by foot, car, truck, tractor, or other machinery or equipment as such may be needed from time to time for use, maintenance or operations.

6. This easement shall be exclusive and non-assignable. Further this easement shall be null and void one year after the death of grantee herein and all rights and privileges granted herein expire. This one year is to allow the beneficiaries of grantee time to remove the building. In the event the building is not removed during such one year period, the ownership of the building shall revert solely to grantor herein or her successors in interest.

7. This easement is irrevocable without the consent of grantor and grantee.

Dated this 29 day of December, 1999.

Rosemary Hunt

Rosemary Hunt, Grantor

Michael E Hunt

Michael E. Hunt, Grantee

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 29 day of December, 1999 before me the undersigned a notary public in and for the State of Iowa personally appeared Rosemary Hunt to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

E. Michael Carr, Notary Public in and for the State of Iowa.

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 29 day of December, 1999 before me the undersigned a notary public in and for the State of Iowa personally appeared Michael E. Hunt to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

E. Michael Carr, Notary Public in and for the State of Iowa.