Hughes Real Estate
609 1st St. W.
Independence, IA 50644

DELAWARE COUNTY IOWA
FILED
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BOOK 3 PAGE 43
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
11.00

Prepared by: Joseph E. Schmall of Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804 (319) 363-0101
(Space above this line for recording purposes)

ACCESS AND PARKING EASEMENT AGREEMENT

This Access and Parking Easement Agreement ("Agreement") is made as of the 30 day of January, 2003, by and between BEATON HOLDING COMPANY, L.C., an Iowa limited liability company ("Beaton") and WWJ INVESTMENTS, an Iowa partnership, ("WWJ").

RECITALS

WHEREAS, Beaton is the legal titleholder of Lot 2, Beaton Subdivision, a part of O'Connell-Boren Subdivision in the City of Manchester, Delaware County, Iowa ("Beaton Property") and WWJ is the legal titleholder of Lot 1, Beaton Subdivision, a part of O'Connell-Boren Subdivision in the City of Manchester, Delaware County, Iowa, ("WWJ Property"), and

WHEREAS, Beaton has agreed to provide WWJ an access and parking easement over a portion of the Beaton Property for the benefit of the WWJ Property, on the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto, the parties agree as follows:

1. Beaton hereby grants to WWJ an easement for access and parking over the westerly 7 feet of the Beaton Property. Such easement is personal to WWJ only, and shall not inure to the benefit of any of WWJ's heirs, successor or assigns, or any other party.

2. Upon any assignment or transfer of the WWJ Property, or any change in ownership of the WWJ Property, the easement granted herein shall lapse and be of no further force or effect.

IN WITNESS WHEREOF, the parties hereto have set their respective authorized signatures as of the day and year first above written.

BEATON HOLDING COMPANY, L.C.

By: Berry T Beaton
Carol Beaton

WWJ INVESTMENTS

By: William J Beaton

00080365.WPD

STATE OF IOWA)
) ss.
COUNTY OF LINN)

This instrument was acknowledged before me on this 30 day of January, 2003, by PERRY T. BEATON, as President of BEATON HOLDING COMPANY, L.C., an Iowa limited liability company.

NOTARIAL SEAL IOWA
JAMES E. HUGHES
MY COMMISSION EXPIRES
6.22.05
118564

Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF LINN)

This instrument was acknowledged before me on this 30 day of January, 2003, by William J. Barron, as general partner of WWJ INVESTMENTS, an Iowa general partnership.

NOTARIAL SEAL IOWA
JAMES E. HUGHES
MY COMMISSION EXPIRES
6.22.05
118564

Notary Public in and for the State of Iowa