Book 2005 Page 2552
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DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ACCESS AND UTILITY EASEMENT AGREEMENT

Recorder's Cover Sheet

Preparer Information:
William D. Werger, 401 East Main Street, Manchester, (563) 927-5920

Taxpayer Information:
Pork Chop Ranch LLC
1222 West Marion Street
Manchester, Iowa 52057

Return Address
William D. Werger
Attorney at Law
401 East Main Street
Manchester, Iowa 52057

Grantors:
Swanson Family Farms Corp.

Grantees:
Pork Chop Ranch Llc

Legal Description: That part of the Southerly one-half (Sly 1/2) of the right of way of the former Chicago And North Western Railroad across that part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE1/4) of Section Thirty Two (32), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.. lying Southeasterly of the extended Westerly line of Parcel D, Part Of The SW ¼ - NE ¼, Sec. 32, T90N, R5W Of The Fifth P.M., Delaware County, Iowa, according to Amended Plat recorded in Book 2005, Page 2179; also the Northerly fifty (50) feet of the Southerly one-half (Sly1/2) of the right of way of the former Chicago And North Western Railroad across the North one-half (N1/2) of the Southeast Quarter (SE1/4) of Section Thirty Two (32), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.

Document or instrument number if applicable:

William D. Werger 401 East Main Manchester (319) 927-5920
Preparer Information

ACCESS AND UTILITY EASEMENT AGREEMENT

This Agreement is made by and between Swanson Family Farms Corp. (Swanson) and Pork Chop Ranch, LLC (PCR):

WHEREAS Swanson is the owner of the following parcel of land in Delaware County, hereafter Parcel 1, to wit:

> That part of the Southerly one-half (Sly 1/2) of the right of way of the former Chicago And North Western Railroad across that part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE1/4) of Section Thirty Two (32), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.. lying Southeasterly of the extended Westerly line of Parcel D, Part Of The SW ¼ - NE ¼, Sec. 32, T90N, R5W Of The Fifth P.M., Delaware County, Iowa, according to Amended Plat recorded in Book 2005, Page 2179; also the Northerly fifty (50) feet of the Southerly one-half (Sly1/2) of the right of way of the former Chicago And North Western Railroad across the North one-half (N1/2) of the Southeast Quarter (SE1/4) of Section Thirty Two (32), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.

WHEREAS Swanson is conveying to PCR the following described real estate in Delaware County, hereafter Parcel 2, to wit:

> Parcel D, Part Of The SW ¼ - NE ¼, Sec. 32, T90N, R5W Of The Fifth P.M., Delaware County, Iowa, according to Amended Plat recorded in Book 2005, Page 2179.

WHEREAS Swanson wishes to grant to PCR as owner of Parcel 2, an easement for ingress and egress and utilities over Parcel 1 to be appurtenant to Parcel 2 pursuant to the following terms and conditions:

1. PCR has constructed a hog confinement structure on Parcel D to be accessed from 180th Avenue across Parcel 1 which is the former railroad right of way.

2. Any access road or utility lines shall be located within the northeasterly fifty (50) feet of Parcel 1.

3. The cost of construction, maintenance and repair of any road or utility line within this easement shall be borne by the owner of Parcel 2.

4. Swanson shall have the right to use any road constructed on Parcel 1 for access to its property for farming and other purposes, as long as such use does not interfere with the use being made by PCR. If the use of the road becomes more than simple access for farming purposes, the parties shall share maintenance and upkeep costs proportional to their actual use. Neither party shall obstruct the other's use of said access.

5. This Agreement shall be perpetual and run with the land and shall be binding upon the parties and their successors in interest.

Dated: July 22, 2005

Swanson Family Farms Corp.

Larry A. Swanson

By: Larry A. Swanson, President

Pork Chop Ranch, LLC

By: Michael F. Loecke, Manager

STATE OF IOWA,)
) ss.
COUNTY OF DELAWARE)

This instrument was acknowledged before me on July 22, 2005, by Larry A. Swanson as President of Swanson Family Farms, Corp., an Iowa Corporation.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2007

Notary Public

STATE OF IOWA,)
) ss.
COUNTY OF DELAWARE)

This instrument was acknowledged before me on July 22, 2005, by Michael F. Loecke as Managing Partner of Pork Chop Ranch, LLC, an Iowa Limited Liability Company.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2007

Notary Public