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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

SNJ Prepared by: Janette S. Voss, 209 E. Main Street, P. O. Box 228, Anamosa, IA 52205 - (319) 462-3577
Taxpayer Information: Patrick W. Ryan, 2784 180th Manchester, IA 52057-8522
Grantors: Ryan Bros. Inc.
Grantees: Patrick W. Ryan and Tracey K. Ryan

DRIVEWAY EASEMENT AGREEMENT

WHEREAS, Ryan Bros. Inc., by and through Michael J. Ryan, President, (hereinafter referred to as "Ryan Bros."), are the owners of the following described real estate located in Delaware County, Iowa:

The South Half (S½) of the Southwest Quarter (SW¼) of Section Thirty-three (33), Township Eighty-eight (88) North, Range Five (5), West of the 5th P.M., in Delaware County, IA, containing 75 acres, more or less, EXCEPT The South two hundred seventy (270) feet of the North four hundred eighty five (485) feet of the West two hundred ninety five (295) feet of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Three (33), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

WHEREAS, Patrick W. Ryan and Tracey K. Ryan, husband and wife, (hereinafter referred to as "Ryans"), are the owners of the following described real estate located in Delaware County, Iowa:

The South two hundred seventy (270) feet of the North four hundred eighty five (485) feet of the West two hundred ninety five (295) feet of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Three (33), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. , and

WHEREAS, there presently is a driveway located on the south edge and crossing over the southeast corner of the real estate owned by the Ryans which provides access from 180th Avenue to the Ryan's land and to the Ryan Bros.' land, and the parties wish to confirm the respective rights and responsibilities as to the existing driveway.

IT IS THEREFORE MUTUALLY AGREED AS FOLLOWS:

1. Ryans are granted a thirty foot (30') wide easement for access from 180th Avenue on the existing driveway and then continuing over and across Ryan Bros. land to Ryan's land.

2. Ryan Bros. is granted a thirty foot (30') wide easement for access to Ryan Bros. adjoining land on that portion of the existing driveway which crosses over the southeast corner of Ryan's land.

3. Ryans Bros. shall be responsible for the maintenance of all portions of the driveway and easement.

4. This agreement may be terminated at any time by mutual agreement of the parties. All terms of this agreement shall be binding upon the heirs, assigns and successors in interest of the parties hereto and any easement created hereby shall run with the land.

Dated this 28 day of January, 2006.

Michael J. Ryan - President
Michael J. Ryan, President
Ryan Bros. Inc.

Dated this 28 day of January, 2006.

Patrick W. Ryan
Patrick W. Ryan

Tracey K. Ryan
Tracey K. Ryan

STATE OF IOWA; COUNTY OF DELAWARE; SS:

On this 28th day of January, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick W. Ryan and Tracey K. Ryan, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledge that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA
JANETTE S. VOSS
COMMISSION NO. 165769
MY COMMISSION EXPIRES
JULY 15, 2007

Janette S Voss
Notary Public In and For the State of Iowa

STATE OF IOWA; COUNTY OF DELAWARE; SS:

On this 28th day of January, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael J. Ryan, President of Ryan Bros., Inc. to me known to be the identical person named in and who executed the foregoing instrument and acknowledge that he executed the same as his voluntary act and deed.

NOTARIAL SEAL IOWA
JANETTE S. VOSS
COMMISSION NO. 165769
MY COMMISSION EXPIRES
JULY 15, 2007

Janette S Voss
Notary Public in and for the State of Iowa