Terry Steger
1303 280th Ave
Colesburg IA
52035

Book 2006 Page 2338

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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

Return to: Terry Steger, 1303 280th Ave. Colesburg, IA 52035

EASEMENT GRANT

WHEREAS, Terry J. Steger, herein known as Grantor, is owner of:

Parcel B Comprised Of Lot 2 In The E½ - NE¼, Section Twenty Four (24), Township Ninety North (T90N), Range Four West (R4W) And Part Of The South Thirty (30) Rods Of The Southeast Quarter (SE¼) Of The Southeast Quarter (SE¼), Section Thirteen (13), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006, Page 1015;

WHEREAS, Garry A. Hutchinson and Sheryl L. Hutchinson, herein known as Grantees, are the owners of

The South thirty (30) rods of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirteen (13), and the North fifteen (15) rods of the East thirty (30) rods of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty Four (24), all in Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

EXCEPT Parcel B Comprised Of Lot 2 In The E½ - NE¼, Section Twenty Four (24), Township Ninety North (T90N), Range Four West (R4W) And Part Of The South Thirty (30) Rods Of The Southeast Quarter (SE¼) Of The Southeast Quarter (SE¼), Section Thirteen (13), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006, Page 1015.

WHEREAS, the Grantors desires to grant to Grantees an easement for access over the northeasterly corner of his property to allow Grantees access to their adjacent property.

NOW, THEREFORE, in consideration of the agreements stated herein and other good and valuable consideration, on this 30th day of June, 2006, it is agreed that:

1. Grantees shall have a right of access over and across the existing drive in the northeast corner of Grantor's property for access to the Grantees' property immediately adjacent on the north from 280th Avenue.

2. Grantor will maintain said access without reimbursement from Grantees unless damage is caused to the access by actions of the Grantees, for which Grantees will be responsible.

3. If Grantor fences his property at his expense, it shall be Grantees' expense and responsibility to install and maintain any gate necessary for access to their property.

4. Grantor grants and conveys to Grantee and their heirs, assigns and successors in interest, a non-exclusive access easement that will terminate only if an alternative access is created and maintained by Grantees from 280th Avenue to their property north of Grantor's Parcel B.

Terry J. Steger, a single person

STATE OF IOWA, DELAWARE COUNTY: ss

On this 30 day of June, 2006, before me, the undersigned Notary Public in and for said State, personally appeared Terry J. Steger, a single person, 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.

LORI L. DREES
Commission Number 729188
My Commission Expires
6-25-07

Notary Public In And For The State Of Iowa