Kyle Sands
20967 263rd St
Manchester, IA 52057

Parcel # 250-25-03-012-60 &
Carla K Becker Auditor
Verified By: CRave

#250-25-03-613-00
250-25-03-012-60
250-25-03-012-50
250-25-03-015-20

Book 2009 Page 2996
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Thomas J. Hanson, 401 East Main Street, Manchester, Iowa 52057
Prepared By: Thomas J. Hanson, 401 East Main Street, Manchester, Iowa 52057
Address Tax Statement: Peter Buschmann, 26425 215th Avenue, Delhi, IA 52223

EASEMENT AGREEMENT

This Agreement entered into this 30 day of ~~June~~ July, 2009 by and between Richard L. Keenan and Teresa K. Keenan, husband and wife (hereinafter Keenan), Peter C. Buschmann and Jill L. Buschmann, husband and wife (hereinafter Buschmann) and Kyle C. Sands and Blanka Divisova, husband and wife (hereinafter Sands).

WHEREAS, the parties own the following described real estate located in Delaware County, Iowa:

A. Real Estate owned by Keenan:

Lot Twelve of Turtle Creek Heights Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 190;

B. Real Estate owned by Buschmann:

Lots Thirteen and Fourteen of Turtle Creek Heights Addition to Delaware County, Iowa, according to plat recorded in Book 2, Plats, Page 190; also all lake frontage running to the water front and then it right angles to the middle of Lake Delhi with respect to and adjoining said Lot Thirteen and Fourteen;

C. Real Estate owned by Sands:

Parcel M, part of SW¼ NE¼ Section 25, T88N, R5W 5th P.M., Delaware County, Iowa. according to amended Plat recorded in Book 8 Plats, Page 16; and Parcel CC in Parcel N, Section 25, Township 88 N, R5W 5th P.M. according to plat recorded in Book 2001, Page 4484.

AND

Parcel SS, being a part of Parcel H in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 2324 of the records of the Delaware County Recorder.

AND WHEREAS, the parties wish to enter into an Easement Agreement regarding the right to use an access road located on the Keenan and Buschmann properties and other matters as contained herein,

NOW, THEREFORE, in consideration of the mutual covenants made herein and the mutual benefits to be gained by the parties, they agree as follows:

1. Buschmann hereby grants unto Sands the right to install and maintain a boat dock and boat lift on Lake Delhi on real estate owned by Buschmanns and described herein at the location as indicated by Buschmann. Said right to install and maintain a boat dock and boat lift shall be for the benefit of Sands, their heirs, successors and assigns, provided however, that the use of said boat dock and boat lift shall be for a single owner only and shall not be for multiple owners of the said real estate owned by Sands.

2. Keenan and Buschmann hereby grant unto Sands the right to cross over an existing roadway located on the real estate owned by Keenan and Buschmann in order to provide access to the boat dock and lift area. This grant of access shall also include the right to use the all terrain vehicle access road as located on the real estate owned by Buschmann and Keenan. Said easement for access as described herein shall be for the benefit of Sands and the future holder of the right to access the boat dock and boat lift as described in Paragraph 1 herein.

3. Keenan hereby grants unto Buschmann and the heirs, successors and assigns of Buschmann as to the above described real estate, the right of ingress and egress over and across the existing driveway and newly created portion of the driveway to use the same for walk in and/or all terrain vehicle usage.

4. Buschmann and Sands hereby grant unto Keenan, their heirs, successors and assigns, the right of ingress and egress over and across all existing roadways and easements running over and across the Buschmann and Sands property so as to provide access to the herein described Keenan property.

5. The easements granted herein run with the land and are binding on the parties hereto, their heirs, successors and assigns except as limited by the specific language of this agreement.

Dated this 25 day of June, 2009.

Richard L. Keenan

Teresa K. Keenan

Dated this 3rd day of ~~June~~ July, 2009.

Peter C. Buschmann

Jill L. Buschmann

Dated this 30 day of ~~June~~ July, 2009.

Kyle C. Sands

Blanka Divisova

STATE OF IOWA, COUNTY OF LINN **: ss:**

On this 25 day of June, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Richard L. Keenan and Teresa K. Keenan**, husband and wife, known to me be the identical persons named herein and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Julie a Wood

Notary Public in and for the State of Iowa

JULIE A WOOD
Notarial Seal - Iowa
Commission # 711714
My Commission Expires 7/30/12

STATE OF IOWA, COUNTY OF Delaware **: ss:**

On this 3RD day of ~~June~~ July, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Peter C. Buschmann and Jill L. Buschmann**, husband and wife, known to me be the identical persons named herein and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

KELLI L. UHLENKAMP
Commission Number 755703
My Commission Expires
11/7/2011

Kelli L. Uhlenkamp
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Delaware **: ss:**

On this 30th day of ~~June~~ July, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kyle C. Sands and Blanka Divisova**, husband and wife, known to me be the identical persons named herein and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2010