EAU Jason Lanphear 1566 155th St. Manchester, IA 52057

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & return to: Carr & Carr Attorneys, 117 S. Franklin St., Box 333, Manchester, IA 52057 (563) 92704164
Grantors: Karen L. Falconer Grantee: Jennifer Feldmann

ENCROACHMENT EASEMENT

WHEREAS Karen L. Falconer, a single person, hereinafter First Party owns the following described real estate:

> The East one-half (E ½) of Lot Seven (7), Block Four (4), Parlimans Addition to Greeley, Iowa, according to plat recorded in Book 15 L.D., Page 661&c

WHEREAS Jennifer Feldmann, a single person, hereinafter Second Party owns the following described real estate:

> The West one-half (W ½) of Lot Seven (7), Block Four (4), Parlimans Addition to Greeley, Iowa, according to plat recorded in Book 15 L.D., Page 661

WHEREAS there is a garage located on the property of the Second Party that encroaches over onto property of the First Party.

It is therefore agreed between the parties in consideration of the promises and performances herein as follows:

1. First Party grants to Second Party an Easement on and over that part of her property where the encroachment exists including reasonable access for repairs.

2. This Easement shall remain effective for so long as the encroachment remains in place including any reasonable repairs thereto.

3. Second Party agrees that no further encroachment of any type will be constructed.

4. Second Party agrees to hold harmless First Party and save them in full from any and all liability whatsoever arising from usage of any part of the encroachment.

5. Upon the complete destruction or removal of the encroachment this Easement shall terminate.

6. This Easement will run with the land and be binding upon the heirs, successors and assigns of both parties hereto.

Dated this 12 day of January, 2015.

Karen L. Falconer

Karen L. Falconer

Jennifer Feldmann

Jennifer Feldmann

STATE OF IOWA)
DELAWARE COUNTY)

This instrument was acknowledged before me on this 13th day of January, 2015 by Karen L. Falconer.

Notary Public in and for the State of Iowa.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

STATE OF IOWA)
DELAWARE COUNTY)

This instrument was acknowledged before me on this 12th day of January, 2015 by Jennifer Feldmann.

Notary Public in and for the State of Iowa

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016