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Daneen Schindler, 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

EASEMENT AGREEMENT

This Easement Agreement entered into this 26th day of OCTOBER, 2017 by and between Thomas Sellner and Pamela Sellner, husband and wife (hereinafter "Grantors"), and Karol Johnson and Donald Reidy as Successor Trustees of the George M. and Mary M. Knipp Revocable Inter Vivos Trust, (hereinafter "Grantees").

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

> All that part of the West One-half (W½) of the Northwest Quarter (NW¼) of Section Thirty-six (36), Township Eighty-nine (89) North, Range Six (6), West of the Fifth P.M., lying North of the railroad right-of-way except the North Five Hundred Sixty-four (564) feet of the West Five Hundred (500) feet thereof.

AND WHEREAS, Grantees own the following described real estate located in Delaware County, Iowa.

> The West one-half (W½) of the Northwest Quarter (NW¼) of Section 36, except the railroad right-of-way and except all that part of the West one-half (W½) of the Northwest Quarter (NW¼) of Section 36 lying North of the railroad right-of-way, Except the North 564 feet of the West 500 feet thereof, all in Township 89 North, Range 6, West of the 5th P.M.

AND WHEREAS, The Grantors agree to grant to the Grantees a perpetual easement over and across a portion of the Grantors' real estate for the benefit of the Grantees' real estate which said grant of easement confirms the easement reserved for the benefit of Grantees pursuant to a Real Estate Contract (Short Form) filed April 17, 1989 in Book 124, Page 165 of the records of the Delaware County Recorder.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantors grant onto Grantees a perpetual easement for the purposes of ingress and egress which shall cross over the existing driveway/farm lane on the Grantors' real estate commencing at the driveway on the northerly portion of Grantors' property at 1512 210th Street, Manchester, Iowa and crossing directly south over and across Grantors' real estate to the railroad right-of-way along the southerly boundary of Grantors' property.

2. The use of the easement shall be for farming purposes only and the use of the easement shall be in such a manner so as not to disturb the existing building and trees on Grantors' premises. Neither the Grantors or the Grantees shall permanently park any vehicles or place any impediments upon the easement area.

3. Maintenance of the easement are shall be the sole responsibility of Grantees, provided however, that no such maintenance shall be completed without the mutual consent of the Grantors and the Grantees.

4. This Agreement shall be perpetual and all rights and duties created under this Agreement shall run with the land and shall be binding upon and inure to the benefit of the heirs, executors, administrators, assigns and successors of the parties hereto.

Thomas Sellner – Grantor

Pamela Sellner – Grantor

Karol Johnson – Grantee

Donald Reidy – Grantee

STATE OF IOWA COUNTY OF DELAWARE

This record was acknowledged before me on October 26, ,2017 by Thomas Seller and Pamela Sellner, husband and wife.

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-18

Marvin W. Waterhouse
Signature of Notary Public

STATE OF IOWA COUNTY OF DELAWARE

This record was acknowledged before me on October 26th ,2017 by Karol Johnson as Successor Trustee of the George M. and Mary M. Knipp Revocable Inter Vivos Trust.

Marvin W. Waterhouse
Signature of Notary Public

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-18

STATE OF IOWA COUNTY OF Delaware

This record was acknowledged before me on October 26 ,2017 by Donald Reidy as Successor Trustee of the George M. and Mary M. Knipp Revocable Inter Vivos Trust.

Marvin W. Waterhouse
Signature of Notary Public

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-18