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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & Return to: Steven E. Carr, PO Box 333, Manchester, Iowa 52057 (563) 927-4164
Grantor: Linden Acres, Inc. Grantee: Joshua C. Beals and Heidi L. Beals as Trustees of the Joint Revocable Trust of Joshua C. Beals and Heidi L. Beals, dated April 19, 2018

EASEMENT

Linden Acres, Inc. a corporation organized and existing under the laws of Iowa, (hereinafter "First Party") and Joshua C. Beals and Heidi L. Beals as Trustees of the Joint Revocable Trust of Joshua C. Beals and Heidi L. Beals, dated April 19, 2018, (hereinafter "Second Party") in consideration of their mutual promises and performances herein agree as follows:

1. First Party owns the following described real estate:

   Lot Thirty Four (34) of Stone's Second Addition to Delaware County, Iowa according to re-recorded plat in Book Plats, Page 110.

2. Second Party owns the following described real estate:

   Lot Thirty Three (33) of Stone's Second Addition to Delaware County, Iowa according to re-recorded plat in Book Plats, Page 110

3. Second Party desires to construct a well that will be located approximately 37 feet north onto the adjoining property owned by First Party.

4. First Party grants to Second Party the right to construct a well and underground water and electrical lines within a strip 20 feet in width having a centerline beginning at a point on of the north boundary of Second Party's real estate, 6 feet west of the northeast corner of Second Part's real estate and extending 37 feet northerly, together with an easement for ingress and egress to and from the area to maintain, inspect, rebuild, repair or replace the well.

5. Second Party shall use all necessary care in constructing and maintaining the well and shall restore First Party's land to its present condition when underground work is necessary.

6. This easement shall run with the land and be binding upon the heirs, successors and assigns of the parties herein.

Dated this 15 day of March, 2024

Linden Acres, Inc.

By: Dean H. Montour, President

By: Thomas R. Glanz, Secretary

The Joint Revocable Trust of Joshua C. Beals and Heidi L. Beals, dated April 19, 2018

By: Joshua C. Beals, Trustee

By: Heidi L. Beals, Trustee

STATE OF IOWA)
) ss.
Linn COUNTY)

This instrument was acknowledged before me on this 16 day of March 2024 by Dean H. Montour as President of Linden Acres, Inc.

CHRIS L BUDNY
Notarial Seal - Iowa
Commission Number 838479
My Commission Expires Mar 30, 2025

Notary Public in and for the State of Iowa

STATE OF ~~IOWA~~ FLORIDA)
) ss.
BROWARD COUNTY)

This instrument was acknowledged before me on this 15th day of March 2024 by Thomas R. Glanz as Secretary of Linden Acres, Inc.

Notary Public in and for the State of Iowa

NATHALIA SOVERO
Notary Public - State of Florida
Commission # HH 462894
My Comm. Expires Nov 8, 2027

STATE OF IOWA)
) ss.
Linn COUNTY)

2024 This instrument was acknowledged before me on this 25 day of ~~November~~ March, ~~2023~~ by Joshua C. Beals as Trustee of the Joint Revocable Trust of Joshua C. Beals and Heidi L. Beals, dated April 19, 2018.

Sara J. Steil
Notary Public in and for the State of Iowa

SARA J STEIL
NOTARIAL SEAL
IOWA
Commission Number 815928
My Commission Expires
March 20, 2025

STATE OF IOWA)
) ss.
Linn COUNTY)

This instrument was acknowledged before me on this 25 day of ~~November~~ March, 2024 by Heidi L. Beals as Trustee of the Joint Revocable Trust of Joshua C. Beals and Heidi L. Beals, dated April 19, 2018.

Sara J. Steil
Notary Public in and for the State of Iowa

SARA J STEIL
NOTARIAL SEAL
IOWA
Commission Number 815928
My Commission Expires
March 20, 2025