

Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072
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UTILITY EASEMENT

THIS EASEMENT AGREEMENT is made and entered into by and between Cheryl A. Flaskerud, a single person, herein referred to as "Leeper"; and Shirley J. Leeper as Trustee of the Shirley J. Leeper Trust dated December 18, 2009, herein referred to as "Leeper":

WITNESSETH:

Leeper is the owner of the following described real estate, to-wit:

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) and the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 9, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 9, containing 2.176 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 494, in the Office of the Recorder of Madison County, Iowa, AND ALSO EXCEPT Parcel "C" in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 9, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 5.126 acres as shown in the Plat of Survey recorded in Book 2013, Page 2245, in the Office of the Recorder of Madison County, Iowa.

Flaskerud is the owner of the following described real estate, to-wit:

Parcel "C" located in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 9, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 5.126 acres, as shown in Plat of Survey recorded in Book 2013, Page 2245, in the Office of the Recorder of Madison County, Iowa.

Leeper and Flaskerud are adjoining property owners. Flaskerud desires to grant a utility easement to Leeper on Flaskerud's real estate so that Leeper can obtain electrical service to Leeper's adjoining real estate.

NOW, THEREFORE, in consideration of the sum of One and no/100ths Dollars (\$1.00), and other valuable consideration, in hand paid by Leeper, Flaskerud does hereby grant and convey to Leeper, and to Leeper's successors or assigns, a perpetual right-of-way easement for the purpose of constructing, reconstructing, operating, maintaining, and removing electrical supply lines, communication lines and cables, and pipelines for the transportation of water or other substances, including the necessary poles, wires, guys, guy stubs, anchors and other necessary equipment, upon, over, along, across, and under the easement area described below, together with the right to enter upon the easement area, and the real estate adjacent to the easement area for the purpose of constructing, maintaining, or removing said lines or cables and appurtenant equipment, and the right to remove any object that may interfere with the proper maintenance or operation of the utility. The easement area is located on the following described portion of Parcel "C", to-wit:

A strip of land 10 feet in width lying 5 feet on each side of a centerline that commences at the power pole on the North side of the dryer bin located on Parcel "C", and runs due West 112 feet to a terminus on the West line of Parcel "C".

This easement shall be binding upon the heirs, successors, and assigns of both parties and shall continue until amended or canceled by mutual consent, or the removal and abandonment of the utilities. Flaskerud shall have the right of full enjoyment and use of Parcel "C", including the easement area.

Dated this 22 day of July, 2021.


Shirley J. Leeper, Trustee


Cheryl A. Flaskerud

STATE OF IOWA)
) SS
COUNTY OF MADISON)

This record was acknowledged before me on July 22, 2021, by Cheryl A. Flaskerud.



Tami Rice
Notary Public in and for the State of Iowa.

STATE OF IOWA)
) SS
COUNTY OF MADISON)

This record was acknowledged before me on July 22, 2021, by Shirley J. Leeper as Trustee of the Shirley J. Leeper Trust dated December 18, 2009.



Tami Rice
Notary Public in and for the State of Iowa.