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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

~~Prepared By: Mark L. Smith, PO Box 230, Winterset, IA 50273 Telephone: 515/462-3731~~  
~~Return Document To: Mark L. Smith, PO Box 230, Winterset, IA 50273~~

4/F

### EASEMENT

Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000, hereinafter called "Grantors", for valuable consideration, do hereby grant to George R. Edwards, II and Lara Nicole Edwards, hereinafter called "Grantees", an ingress egress easement for farming purposes only over the following-described real estate:

**See Attached Legal Description "A"**

The easement shall benefit the following described property owned by Grantees:

**Parcel "F" in the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 4 and the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 9, Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed January 25, 2021, in Book 2021, Page 304 of the Recorder's Office of Madison County, Iowa.**



Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted. Grantees shall be responsible for the maintenance of said easement. Grantees and their successors and assigns shall restore and repair any damage to the easement area caused by Grantees in the exercise of Grantees' rights under this easement.

Grantees shall use the easement area solely for the purpose of Grantees' ingress and egress to, from and on the above referenced property of Grantors, for farming purposes only. At no time shall any public use of the easement area be permitted or shall it be used as a driveway for vehicular traffic. The easement area is exclusively for farming purposes. No utilities of any kind shall be run on the easement area.

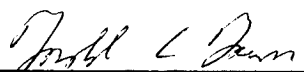
Grantees shall hold harmless and indemnify Grantors and their successors and assigns against all losses, expenses, claims, demands, actions or causes of action, whether direct or by way of subrogation, counterclaim, cross-claim or otherwise, arising out of any loss of or damage to property or injury to or death of persons, resulting in whole or in part from Grantees' use of the easement area or the use thereof by Grantees' employees, agents, invitees, licensees, or contractors.

Grantors, in all other respects, shall be allowed to continue to use the easement area as they normally would. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Grantors warrant and covenant to the Grantees that they are the owner of the real estate upon which said easement area is situated, that they have the full right and authority to validly grant this easement, and the Grantees may quietly enjoy their estate in the premises.

Dated this 9 day of February, 2021.

Town Family Trust dated August 28, 2000.

  
\_\_\_\_\_  
Todd C. Town, Trustee Grantor

  
\_\_\_\_\_  
Deborah A. Town, Trustee Grantor

George R. Edwards, II  
George R. Edwards, II Grantee

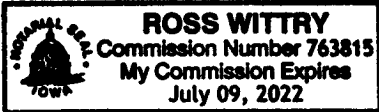
Lara Nicole Edwards  
Lara Nicole Edwards Grantee

STATE OF IOWA :  
:SS  
MADISON COUNTY :

Subscribed and sworn to before me by Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000, on this 9 day of February, 2021.

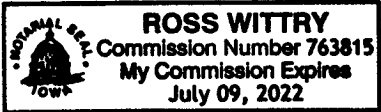
Ross Wittry  
Notary Public in and for the State of Iowa

STATE OF IOWA :  
:SS  
MADISON COUNTY :



Subscribed and sworn to before me by George R. Edwards, II and Lara Nicole Edwards on this 9 day of February, 2021.

Ross Wittry  
Notary Public in and for the State of Iowa



**Legal Description "A"**

**DESCRIPTION - 25 FOOT INGRESS/EGRESS EASEMENT:**

**A 25 feet wide Ingress/Egress Easement across that part of Amended Parcel E on that part of the West Half of the Southwest Quarter of Section 4, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, the centerline is described as follows;**

**Commencing at the Northeast corner of said Amended Parcel E; thence South 00 degrees 14 minutes 07 seconds East, 546.14 feet along the East line of said Amended Parcel E to the Point of Beginning; thence South 89 degrees 45 minutes 53 seconds West, 12.50 feet; thence South 00 degrees 14 minutes 07 seconds East, 523.04 feet; thence South 90 degrees 23 minutes 43 seconds West, 55.01 feet; thence South 74 degrees 14 minutes 28 seconds West, 123.13 feet; thence South 31 degrees 04 minutes 52 seconds West, 50.27 feet; thence South 01 degrees 58 minutes 31 seconds West, 99.51 feet; thence South 37 degrees 51 minutes 38 seconds East, 66.62 feet; thence South 66 degrees 32 minutes 19 seconds East, 137.95 feet to said East line of Amended Parcel E and the Terminus of said Easement.**

**Said Easement begins and ends at a gate and follows an existing path in between.**

**Note: Said Easement is shown in Plat of Survey filed January 25, 2021, in Book 2021, Page 303 of the Recorder's Office of Madison County, Iowa.**