

Prepared by: Jason A. Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156
Return to: Same

EASEMENT FOR EXISTING IMPROVEMENTS

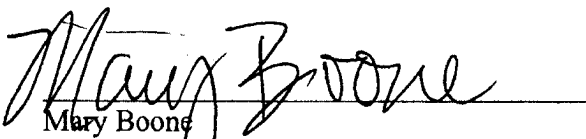
GARY BOONE and MARY BOONE, hereinafter the "Owner" of the following described real estate:

Lot Eight (8) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa

1. The Owner hereby grants to Equity Trust Company, Custodian FBO 200366191, hereinafter "Equity," an Easement to allow any existing improvements including but not limited to the patio and part of the house to be sustained on the Owner's property and maintained by Equity together with necessary appurtenances thereto, over, under, through and across said Easement Area.
2. This easement is for the benefit of and appurtenant to the above-described real estate, and any part thereof, and shall be for the purposes of allowing said existing improvements to
3. **RIGHT OF ACCESS.** Equity shall have the right of access to the Easement Area and have all right of ingress and egress reasonably necessary for the use and enjoyment of the Easement area as herein described, including but not limited to, the right to remove any unauthorized obstructions or structures places or erected on the Easement Area.
4. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.
5. **ENFORCEMENT.** If legal action is brought by either the Owner or Equity to enforce the provisions hereof, the prevailing party shall be entitled to recover its costs and expenses, including reasonable attorney's fees and the costs and expenses of litigation.
6. Owner does **HEREBY COVENANT** with Equity that Owner holds the real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and Grantor covenants to **WARRANT AND DEFEND** the premises against the lawful claims of all persons whomsoever.



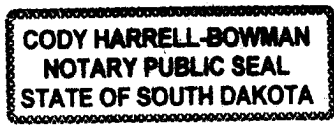
Gary Boone




Mary Boone


STATE OF SOUTH DAKOTA)
) ss:
COUNTY OF MINNEHAHA)

On this 3rd day of March, 2021 before me, the undersigned, A Notary Public in and for said County and State, personally appeared Gary Boone and Mary Boone to me known to be the identical person(s) name in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.





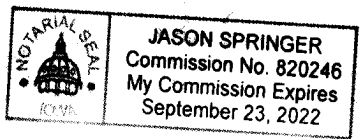
NOTARY PUBLIC - STATE OF SOUTH DAKOTA
My commission ends 11/06/2026



Equity Trust Company, Custodian FBO
200366191

STATE OF IOWA)
) ss:
COUNTY OF Delaware)

On this 5th day of March, 2021 before me, the undersigned, A Notary Public in and for said County and State, personally appeared Joe Galan, _____ of Equity Trust Company, Custodian FBO 200366191 to me known to be the identical person(s) name in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.





NOTARY PUBLIC - STATE OF IOWA