BK: 2026 PG: 2948
Recorded: 10/1/2026 at 2:41:50.0 PM
Pages 5
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

DECLARATION OF SANITARY SEWER EASEMENTS

Preparer Information:
Karen L. Karr
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Phone: (515) 242-2400

Taxpayer Information:
No Change

Return Document To:
Karen L. Karr
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

DECLARATION OF SANITARY SEWER EASEMENTS

KNOW ALL PERSONS BY THESE PRESENTS:

That Jason M. Webb as a Co-Trustee of the Deborah J. Annett Revocable Trust Under Agreement Dated November 12, 2021, as amended (hereinafter called "Declarant"), the record title holder of the following described real estate:

> Parcel "Z" being a part of the N 1/2 of the NW 1/4 of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown on and further described in the Plat Of Survey filed with the Madison County Recorder's Office as Book 2007 Page 3744 ("Parcel Z"),
>
> And
>
> Part of the NE 1/4 of the NW1/4 of Section 13, Township 77 North, Range 26 West Of The 5th P.M., Madison County, Iowa ("NE 1/4 Property");

does hereby grant, convey, establish, declare and reserve (i) for the benefit of the NE 1/4 Property (and as a burden to Parcel Z), a non-exclusive, perpetual sanitary sewer easement under, over, through and across the portion of Parcel Z described on attached Exhibit "A", for constructing, reconstructing, repairing, enlarging and maintaining the conveyance lines and treatment area of a private sanitary sewer treatment system, together with necessary appurtenances thereto; and (ii) for the benefit of Parcel Z (and as a burden to the NE 1/4 Property), a non-exclusive, perpetual sanitary sewer easement under, over, through and across the portion of the NE 1/4 Property described on attached Exhibit "B", for constructing, reconstructing, repairing, enlarging and maintaining the conveyance lines and treatment area of a private sanitary sewer treatment system, together with necessary appurtenances thereto.

Each "Easement" described above shall be subject to the following terms and conditions:

1. ERECTION OF STRUCTURES PROHIBITED. The owner of the burdened property of an Easement shall not erect any structure over or within the easement area located on such burdened property without obtaining the prior written approval of the owner of the benefited property of such Easement.

2. CHANGE OF GRADE PROHIBITED. The owner of the burdened property of an Easement shall not change the grade, elevation or contour of any part of the easement area located on such burdened property without obtaining the prior written consent of the owner of the benefited property of such Easement.

3. RIGHT OF ACCESS. The owner of the benefited property of such Easement shall have the right of access to the easement area of the Easement beneficial to such benefited property and have all rights of ingress and egress reasonably necessary for the use and maintenance of such easement area, including but not limited to, the right to remove any unauthorized obstructions or structures placed or erected on such easement area.

4. EASEMENT RUNS WITH LAND. Each Easement shall be deemed to run with the land and shall be binding on the owner(s) of Parcel Z and the NE 1/4 Property and on each such owner's successors and assigns.

5. NO MERGER. No Easement shall be extinguished by reason of the fact that the legal or beneficial title to a benefited property and the easement area for the Easement beneficial to such benefited property is or may be vested in the same person or entity.

Signed this 1st day of October, 2026.

Deborah J. Annett Revocable Trust Under Agreement Dated November 12, 2021, as amended

Signed by:
By: Jason M. Webb
B9E9E8A85DDF464...
Jason M. Webb, Co-Trustee

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me on October 1, 2026, by Jason M. Webb as a Co-Trustee of the Deborah J. Annett Revocable Trust Under Agreement Dated November 12, 2021, as amended. This notarial act involved the use of communication technology.

JENNIFER O'BRIEN KONIOR
NOTARIAL SEAL
IOWA
Commission Number 769510
My Commission Expires 9/1/2029

Signed by:
Jennifer O'Brien Konior
5AEFEF24A9A24ED...
Notary Public for the State of Iowa
My commission expires: 9/1/29

SANITARY SEWER EASEMENT - "A"

EASEMENT DESCRIPTION:

A 15.00 WIDE EASEMENT OVER AND ACROSS PARCEL Z OF THE N1/2 -NW 1/4, SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA AS RECORDED IN THE PLAT OF SURVEY FILED WITH THE MADISON COUNTY RECORDERS OFFICE AS BOOK 2007 PAGE 3744, SAID EASEMENT MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL Z THENCE S00°19'23"W ALONG THE EAST LINE OF SAID PARCEL Z, A DISTANCE OF 517.49 FEET TO THE POINT OF BEGINNING; THENCE S50°33'08"W, A DISTANCE OF 64.45 FEET; THENCE S00°18'50"W, A DISTANCE OF 111.03 FEET; THENCE S60°15'18"W, A DISTANCE OF 92.47 FEET; THENCE S01°04'53"W, A DISTANCE OF 21.98 FEET; THENCE N88°02'21"E, A DISTANCE OF 129.94 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL Z; THENCE N00°19'23"E ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE S88°02'21"W, A DISTANCE OF 110.41 FEET; THENCE N60°15'18"E, A DISTANCE OF 87.59 FEET; THENCE N00°18'50"E, A DISTANCE OF 112.65 FEET; THENCE N50°33'08"E, A DISTANCE OF 44.93 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL Z; THENCE N00°19'23"E ALONG SAID EAST LINE, A DISTANCE OF 19.52 FEET TO THE POINT OF BEGINNING.

LEGEND:

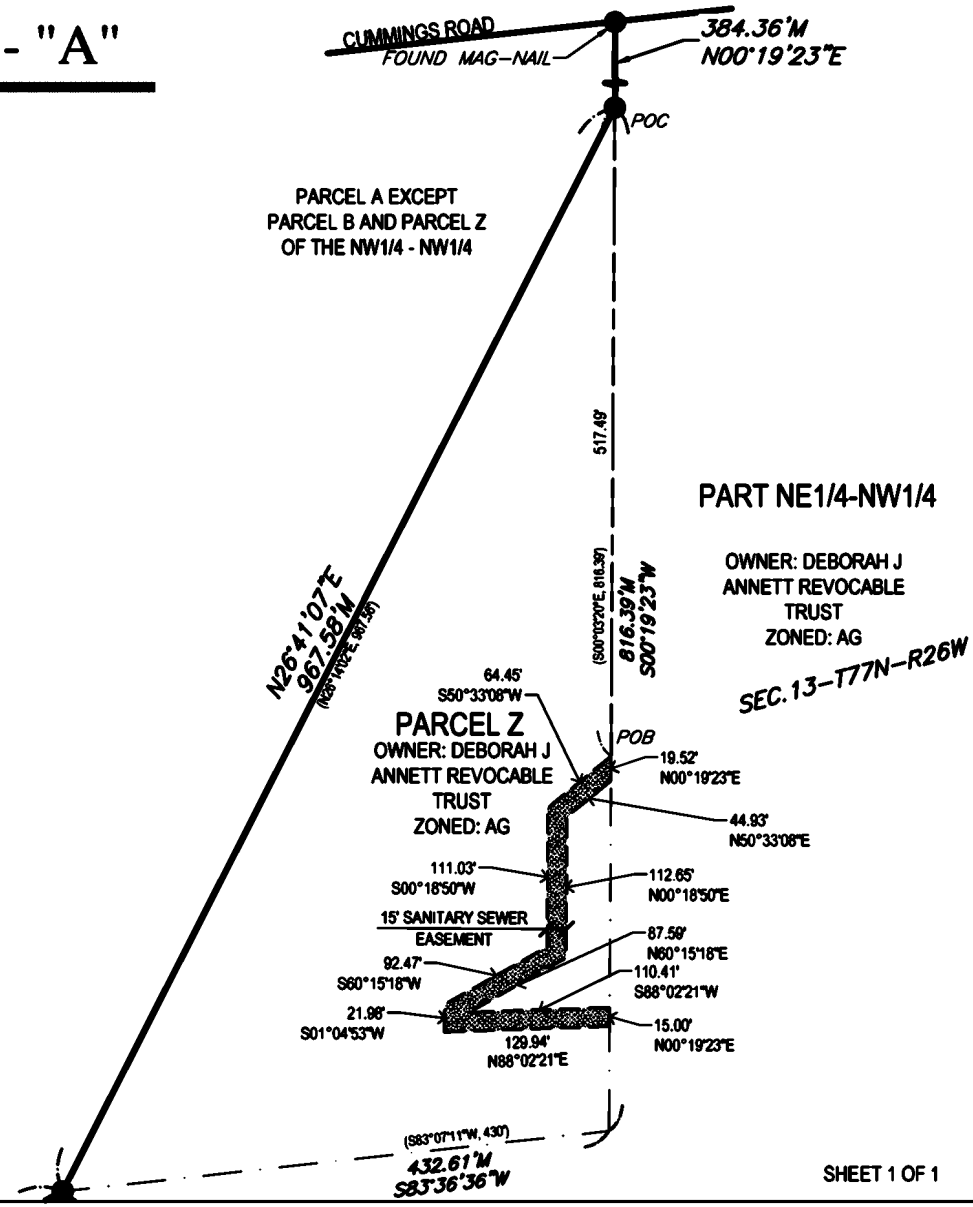
- ● FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #7056 OR AS NOTED
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

OWNER:

DEBORAH J. ANNETT
REVOCABLE TRUST
JASON WEBB, TRUSTEE

GRAPHIC SCALE

120 0 60 120



SHEET 1 OF 1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

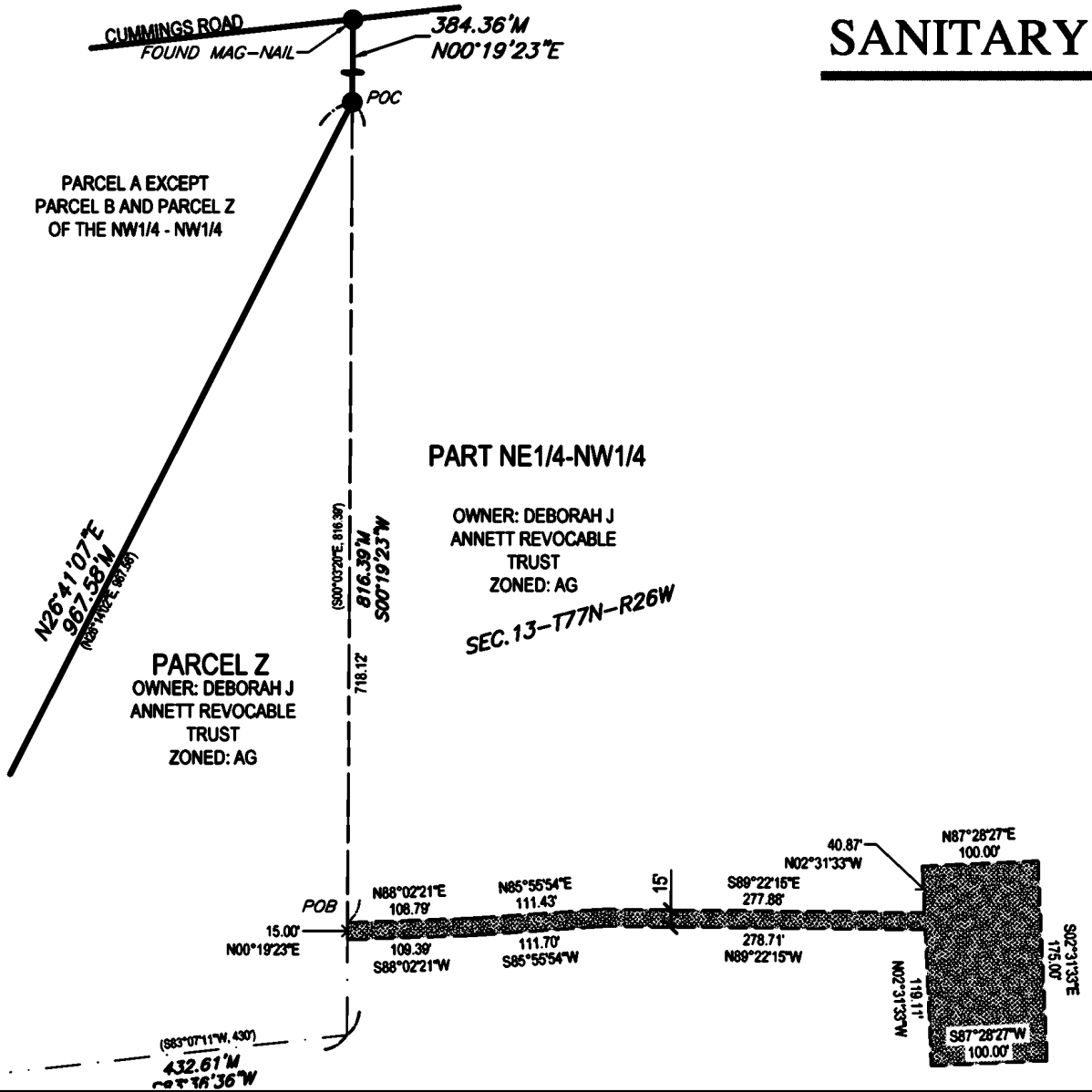
EASEMENT EXHIBIT
3326 CUMMING ROAD
MADISON COUNTY, IOWA

REFERENCE NUMBER:

DRAWN BY:
JPN / 8-21-26

PROJECT NUMBER:
240517

SANITARY SEWER EASEMENT-"B"



EASEMENT DESCRIPTION:

AN IRREGULAR SHAPED EASEMENT OVER AND ACROSS THE NE1/4-NW 1/4, SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA , SAID EASEMENT MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF PARCEL Z, AS RECORDED IN THE PLAT OF SURVEY RECORDED IN THE MADISON COUNTY RECORDERS OFFICE IN BOOK 2007, PAGE 3744, THENCE S00°19'23"W ALONG THE EAST LINE OF SAID PARCEL Z, A DISTANCE OF 718.12 FEET TO THE POINT OF BEGINNING; THENCE N88°02'21"E, A DISTANCE OF 108.79; THENCE N85°55'54"E, A DISTANCE OF 111.43 FEET; THENCE S89°22'15"E, A DISTANCE OF 277.88 FEET; THENCE N02°31'33"W, A DISTANCE OF 40.87 FEET; THENCE N87°28'27"E, A DISTANCE OF 100.00 FEET; THENCE S02°31'33"E, A DISTANCE OF 175.00 FEET; THENCE S87°28'27"W, A DISTANCE OF 100.00 FEET; THENCE N02°31'33"W, A DISTANCE OF 119.11 FEET; THENCE N89°22'15"W, A DISTANCE OF 278..71 FEET; THENCE S85°55'54"W, A DISTANCE OF 111.70 FEET; THENCE S88°02'21"W, A DISTANCE OF 109.39 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL Z; THENCE N00°19'23"E ALONG THE SAID EAST LINE OF PARCEL Z, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LEGEND:

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #7056 OR AS NOTED
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

OWNER:

DEBORAH J. ANNETT
REVOCABLE TRUST
JASON WEBB, TRUSTEE

GRAPHIC SCALE

120 0 60 120

SHEET 1 OF 1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

EASEMENT EXHIBIT
3326 CUMMING ROAD
MADISON COUNTY, IOWA

REFERENCE NUMBER:

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240517