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LISA SMITH, COUNTY RECORDER
MADISON IOWA

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THIS DOCUMENT PREPARED BY AND WHEN RECORDED RETURN TO: Russell J. Hansen,
300 Bank of America Bldg., 317 Sixth Avenue, Des Moines, IA 50309-4127. Phone: 515/243-8157

EASEMENT

WHEREAS, Michael D. Scott and Jean A. Scott, husband and wife, hereinafter referred to as "Grantor," are the owners of the following described real estate:

The East 53 feet of Lot 1A of Knouf's Rural Estates Replat of Lot One (1) Subdivision, located in the Northeast Quarter (1/4) of Section Twenty-five (25) in township Seventy-seven (77) North, range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

said real estate hereinafter being referred to as "Parcel X"; and

WHEREAS, Ryan C. Clark and Summer M. Clark, husband and wife, hereinafter referred to as "Grantee," are the owners of the following described real estate:

Lot 1B of Knouf's Rural Estates Replat of Lot One (1) Subdivision, located in the Northeast Quarter (1/4) of Section Twenty-five (25) in township Seventy-seven (77) North, range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,



said real estate hereinafter being referred to as "Parcel B"; and

WHEREAS, Grantee desires and Grantor is willing to give an easement over the real estate referred to herein as "Parcel X" for ingress and egress purposes and utility installation purposes which will be for the benefit of the real estate described herein as "Parcel B."

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successors, assigns, invitees, employees and its successors and assigns, a permanent and perpetual easement and right-of-way for

ingress and egress purposes upon, over and across the above described real estate referred to as "Parcel X" by vehicular, construction equipment and/or pedestrian traffic, with said ingress and egress not being solely limited to these purposes.

This permanent and perpetual easement is to permit and allow the owners of "Parcel B" not only to have ingress and egress over "Parcel X" but to also have the right to construct, install and lay, and thereafter, use, repair, maintain and replace such driveway surface over "Parcel X" as the owners of "Parcel B" deem desirable for their use and maintenance at their sole expense and cost.

Grantor does further grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns, a permanent and perpetual easement with the right to erect, construct, install, lay, thereafter use, operate, inspect, repair, maintain, replace and remove water lines, electric lines, natural gas lines, and any other utility lines and appurtenances thereto, over, across and through the real estate hereinafter referred to as "Parcel X."

This permanent and perpetual easement shall also allow the owners of "Parcel B" to provide appropriate landscaping upon "Parcel X" as they deem desirable for their use and benefit, as agreed to by the owners of Parcel "X."

~~This permanent and perpetual easement is to permit and allow the owners of "Parcel B" to use "Parcel X" for installation of utility services to and for the benefit of "Parcel B."~~

The easements granted herein by Grantor to Grantee shall be deemed permanent and perpetual and shall be for the benefit of the owners of the real estate referred to herein as "Parcel B," its successors, assigns, business invitees, employees, guests, and lessees thereof and its successors and assigns.

The grant of this Easement shall constitute a covenant running with the land for the benefit of the Grantee, and its successors and all other parties referred to herein.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26 day of March, 2008.

Michael D. Scott
Michael D. Scott

Jean A. Scott
Jean A. Scott

STATE OF IOWA, COUNTY OF POLK)SS

This instrument was acknowledged before me on the 26 day of March, 2008, by Michael D. Scott and Jean A. Scott, husband and wife.

Sherril Wiebel
Notary Public in and for said State

