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MICKI UTSLER RECORDER MADISON COUNTY, 10WA

THIS INSTRUMENT PREPARED BY: WILLIAM E. BUMP, BUMP & BUMP LAW OFFICE P.O. BOX 366, STUART, IOWA 50250 PH: 515-523-2845

EASEMENT AGREEMENT

THIS AGREEMENT, entered into this day of November, 2000 by and between The John W. Warren Estate, by and through its Executors, on behalf of itself, successors and assigns, (hereinafter collectively "Warren") and Brant J. Mc Kibbin and Kelly A. Mc Kibbin, husband and wife, on behalf of themselves, their heirs, their successors and assigns, (hereinafter collectively "Mc Kibbin").

WHEREAS, Warren is selling to McKibbin the following described real property (hereinafter Parcel "A") located in Madison County, Iowa, legally described to-wit:

Parcel "A" of the Northwest Quarter (NW1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (29) West of the 5th P.M., Madison County, Iowa.

WHEREAS, Warren owns the following described real property (hereinafter "Warren farm") which lies directly adjacent to said Parcel "A", to-wit:

Northwest Fractional Quarter (NWfrl¹/₄) except Parcel "A" of the Northwest Quarter (NW1/4), all in Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

WHEREAS, certain grain storage and handling facilities are located upon Warren farm lying directly adjacent to Parcel "A". Electric service lines and service meter lie on and travel through said Parcel "A" servicing said grain handling facilities. As a part of the consideration for the sale to Mc Kibbin, Warren and Mc Kibbin have agreed that Warren shall reserve and McKibbin shall grant exclusive easement across said Parcel "A" for the purpose of keeping and maintaining an existing electrical service line and meter together with a limited access easement over a portion of Parcel "A" for maintenance purposes

NOW THEREFORE, in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, Warren and Mc Kibbin agree as follows:

- 1. Warren does hereby establish and reserve and Mc Kibbin does hearby grant and convey to Warren, a limited easement for the continued use and maintenance of an existing electrical service line and meter located on Parcel "A", as generally identified on the attached plat of survey of Parcel "A".
 - The parties agree that Warren shall own said the electric service line and shall assume all responsibility for its maintenance. Warren shall have a non-exclusive access easement for the purpose of maintaining, repairing, constructing or reconstructing said electric service line as depicted on the attached Plat.
- 2. Warren agrees that from and after September 1, 2001, Warren, at it's expense shall cause to be installed a second electrical meter on or near the current service meter for purposes of allowing separate service and separate billing of electrical services to the grain bin site.
- 3. This easement shall run with the title to said Parcel "A" and may be assigned by Warren in the event of the sale of Warren's adjoining land.

In witness whereof the parties hereto have set their hand on the date and year first written above.

John W. Warren Estate

Brant My(ibbin

Brant J. Mc Kibbin

Kelly A. Mg Kibbin

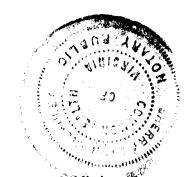
COME.

Charles D. Warren, Executor

Brinton T. Warren, Executor

John W. Warren, Jr., Lxcutor

State of Iowa, County of	_, ss:	
On this day of November, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brant J. Mc Kibbin to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.		
O CO	William & Bump, Notary Public in and for said State and County	
State of Iowa, County of Cultie	, ss:	
On thisday of November, 2000, before me, the undersigned, a Notary Public in and for the County and State, personally appeared Kelly A. Mc Kibbin to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as his voluntary act and deed.		
Constant of the second of the	WHAN € BUNG, Notary Public in and for the State and County	



State of Virginia, County of Albemale, ss:

On this day of November,2000 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles D. Warren to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

the same as their voluntary act and deed.	
State of Virginia, County of On this 25 day of November, 2000 befor said County and State, personally appeared Brit persons named in and who executed the forege executed	Public in and for said State and Courts For me, the undersigned, a Noval Public of and and not on T. Warren to me known to be the adentical going instrument, and acknowledged that they
the same as their voluntary act and deed.	In see Simble
CRISTEEN SMITH NOTARY PUBLIC, DISTRICT OF COLUMBIA MY COMMISSION EXPIRES 11/14/04	Public in and for said State and County
State of Virginia, County of Romolle	, ss:
On this <u>3</u> day of November 2000 bef for said County and State, personally appeared Joh persons named in and who executed the foreg executed	ore me, the undersigned, a Notary Public in and n W. Warren to me know to be the identical going instrument, and acknowledged that they
the same as their voluntary act and deed	

My Commission Expires June 30, 2003

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WARDER C. HILLHOUSE, JR. MHF ENGINEERING P.C. 300 W. McKINLEY JEFFERSON, IA. (515)386-4101 PLAT OF SURVEY NW COR PARCEL "A" OF THE NW1/4 SECTION 18, T76N, R29W ≥ SECTION 18-76-29 1954.91 (FND I. PIN) MADISON COUNTY, IOWA. N 90'00'00" E 462.00 P.O.B. NORT 100 200 GRAPHIC SCALE IN FEET 66 PARCEL "A" NW1/4 00.00'00" E 435.00' 4.61 AC TOTAL - 0.33 AC RD 4.28 AC NET AVE. DAIR-MADISON ONDER GROOMS ELECT. LINE LEGEND SECTION CORNER IRON PIN FOUND IRON PIN SET (5/8"X 30" REROD W/ CAP "X" CHIPPED IN CONC. 462.00 S 90'00'00' FIELD MEASUREMENT FM P PLATTED DIMENSION PROPERTY LINE 214.20 FENCE LINE --- SECTION LINE FND. I. PIN ON LINE

OWNER: JOHN W. WARREN ESTATE

FIELD NOTES:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, T76N, R29W OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE SOUTH 00'00'00" WEST, 1954.91 FEET ALONG THE WEST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE NORTH 90'00'00" EAST, 462.00 FEET; THENCE SOUTH 00'00'00" WEST, 435.00 FEET; THENCE SOUTH 90'00'00" WEST, 462.00 FEET; THENCE NORTH 00'00'00" EAST, 435.00 FEET ALONG THE WEST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING CONTAINING 4.61 ACRES SUBJECT TO EASEMENTS APPARENT OR OF RECORD.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE NORTHWEST QUARTER OF SECTION 18, T76N, R29W OF THE 5TH P.M., MADISON COUNTY, IOWA.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SURVEY DATE 9/00

M.H.F. ENGINEERING, P.C. ENGINEERS - LAND SURVEYORS Jefferson, Iowa 50129 Ph. (515)386~4101



Warden C. Hillo WARDER C. HILLHOUSE, JR.

DATE: 9/11/00 LICENSED L.S. IOWA NO. 6806 LICENSE RENEWAL DEC. 31, 2001

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