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R.M.F. \$ 7⁰⁰
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NICKI UTSLER
RECORDER
MADISON CO. IOWA

Prepared By: ✓ Jerrold B. Oliver, POB 230, Winter set, IA 50273

Telephone: 515/462-3731

EASEMENT AGREEMENT

Todd Halverson and Justine J. Halverson, Husband and Wife, hereinafter called "Grantors", for valuable consideration, do hereby grant to **David K. Braga and Sara Jo Braga, as Joint Tenants with full rights of survivorship and not as tenants in comm**, hereinafter called "Grantees", the perpetual right and easement upon and under the following described real estate:

South 9 feet of the North 129 feet of the East 58.4 feet of the West 175 feet of Lot One (1) of Depot Addition to the City of Winterset, Madison County, Iowa, containing 7523.9 square feet,

together with the right of ingress and egress over and across said easement area for the purpose of maintaining, planting and harvesting a garden on said easement area. Grantees shall keep such easement area mowed and free of weeds.

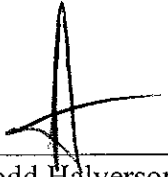
The Grantors warrant and covenant to the Grantees that they are the owners of the real estate upon which said easement area is situated, that they have full right and authority to validly grant this easement, and the Grantees may quietly enjoy their estate in the premises.

Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted; and no buildings or structures will be erected upon said easement area, and that the present grade or ground level thereof will not be changed by excavation or filling. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

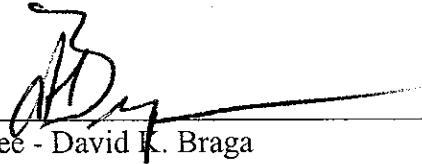
Grantees shall be solely responsible for the repair and maintenance of all items installed in the easement area and shall, upon installation, maintenance or repair of any item installed in the easement area, restore the surface of the easement area to its condition existing prior to such installation, repair or maintenance. This easement shall terminate in the event Grantees sell the following-described real estate:

The East 58.4 feet of the West 175 feet of Lot One (1) of Depot Addition to the City of Winterset, Iowa, except the North 129 feet thereof.

Dated this 25 day of March, 2004.



Grantor - Todd Halverson



Grantee - David K. Braga



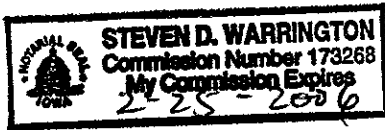
Grantor - Justine J. Halverson



Grantee - Sara Jo Braga

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 26th day of March, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **Todd Halverson and Justine J. Halverson**, to me personally 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.



[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 25th day of March, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared **David K. Braga and Sara Jo Braga**, to me personally 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.



[Signature]
Notary Public in and for the State of Iowa