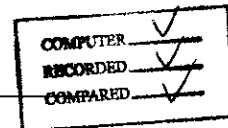


✓ Mary Sterner
1273 Badger Creek Rd
Van Meter IA 50261

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Preparer
Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273; 515-462-3731



ACCESS EASEMENT AGREEMENT

Russell M. Lander and Alice M. Lander, husband and wife, and Mary Anne Dunham Sterner, hereby agree as follows:

1. Russell M. Lander and Alice M. Lander have previously sold and conveyed the Northwest Quarter of the Southeast Quarter of Section 24 in Township 77 North Range 27 West of the 5th P.M., Madison County, Iowa, to Mary Anne Dunham Sterner under a Real Estate Contract recorded February 21, 2003, in Record 2003 commencing on Page 963 in the Office of the Madison County, Iowa, Recorder, which provides that the Sellers grant to the Buyer a right of way for ingress and egress through the Southwest Quarter of the Southeast Quarter of the above described Section 24.

2. The parties to this Real Estate Contract and this Access Easement Agreement are agreed that it would be in the best interests of both parties to clarify the precise location of this easement and better clarify the rights and obligations imposed by it.

3. It is therefore agreed that the easement granted to Mary Anne Dunham Sterner shall be described as follows:

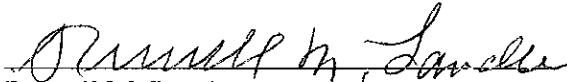
Commencing in the Southeast Corner of Parcel "C" in the Southwest Quarter of the Southeast Quarter of Section 24, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence North to the Northeast Corner of the said Parcel "C", thence West to the Northwest Corner of the said Parcel "C", thence North along the West line of the Southwest Quarter of the Southeast Quarter of the above described Section 24 to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of the said Section 24, thence East 30 Feet along the North line of the said Southwest Quarter of the Southeast Quarter, thence South, parallel with the West line of the Southwest Quarter of the Southeast Quarter of the said Section 24 to a point 30 Feet North of the North line of the said Parcel "C", thence East, parallel with the North line of the said Parcel "C" to a point 30 Feet East of the Northeast Corner of Parcel "C", thence South parallel with the East line of the said Parcel "C" to a point 30 Feet East of the point of beginning, thence West to the point


of beginning.

4. This Access Easement Agreement grants an easement which shall be used for the conduct and operation of the Buyer's farmland in the Northwest Quarter of the Southeast Quarter of the above described Section 24, and adjoining real estate, and for related purposes.

5. It is agreed that the Sellers, and their successors and assigns, shall maintain, and replace if necessary, the gate at the South end of the above described easement, that the Buyer, and her successors and assigns, shall maintain and replace, if necessary, the gate at the North end of the above described easement, and that these gates shall be wide enough for the normal farm machinery that may be used by the Buyer, and her successors and assigns.

6. This Access Easement Agreement shall be a covenant running with the land, shall be binding upon the parties, as well as their successors and assigns, and shall therefore survive the ownership of this real property by the present parties.

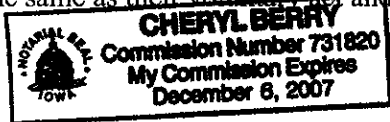

Russell M. Lander

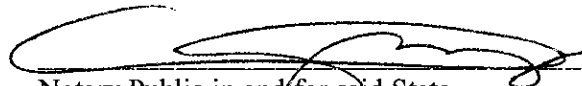

Mary Anne Dunham Sterner


Alice M. Lander

STATE OF IOWA :
:ss
MADISON COUNTY:

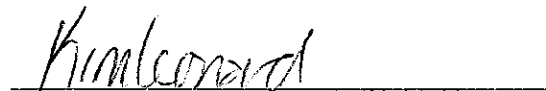
On this 10th day of February, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell M. Lander and Alice M. Lander to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.




Notary Public in and for said State

STATE OF IOWA :
:ss
MADISON COUNTY:

On this 14th day of February, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Anne Dunham Sterner to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.


Notary Public in and for said State

