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R.M.F. \$ 1⁰⁰

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FILED NO. 001575
BOOK 2001 PAGE 1575
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✓ Prepared by Scott W. Anderson, Dorsey & Whitney LLP, 801 Grand, Suite 3900, Des Moines, Iowa 50309

MICKLITSLER
(515) 281-1000
MADISON COUNTY, IOWA

EASEMENT AGREEMENT

WHEREAS Max Z. Steigleder and Tracy D. Steigleder, husband and wife, (collectively, "Seller") is the owner of real property legally described as Parcel G on Exhibit A attached hereto (the "Parcel G Property"); and

WHEREAS Seller is the owner of real property described on Exhibit B attached hereto (the "Creek Property"); and

WHEREAS Seller and Ron Barton, Jr. and Tina Barton, husband and wife, and Ron Barton, Sr. and Dee Barton, husband and wife, (collectively, "Buyer") have entered into a real estate contract for the Parcel G Property; and

WHEREAS there currently exists three water lines for the delivery of water from the Warren County Rural Water Association that extend from the water meters located next to Quarry Trail onto the Parcel G Property. The approximate location of the waterlines is illustrated by the drawing attached hereto as Exhibit C; and

WHEREAS Seller has entered into an Easement Agreement dated September 15, 1999, filed September 15, 1999 and recorded in Book 3 at page 485 of the Madison County records (the "Parcel F Easement") with the owner of the property depicted as Parcel F on the attached Exhibit D (the "Parcel F Property") and has sold all of Seller's interest in one of the water meters and water lines; and

WHEREAS Buyer desires to obtain an easement and purchase the rights to use one of the remaining water lines, and further desires to purchase an option to use the third water line.

NOW, THEREFORE Seller and Buyer agree as follows:

1. Seller's Transfer of Water Line and Grant of Easement. Seller hereby conveys any interest that Seller may have in and to a water meter and water line that exists currently and extends from Quarry Trail to the Parcel G Property. Seller may designate which one of three water meters and water lines Buyer shall acquire (said acquired water meter and water line to be referred to collectively as the "Water Line"). Seller also grants to Buyer, and to any future owner of the Parcel G Property, an easement for the Water Line. The parties acknowledge that said easement shall be limited to one water line only.

The location of the easement is the current location of the Water Line. Seller also grants to Buyer an access easement for the reasonable maintenance and repair of the Water Line.

2. Price. Buyer agrees to pay to Seller the sum of \$375.00 for the easement.

3. Duration of Easement. The duration of the easement shall be perpetual.

4. Option. Seller hereby grants to Buyer the option to purchase any interest that Seller may have in and to the remaining water meter and water line that exists currently and extends from Quarry Trail to the Parcel G Property (said remaining water meter and water line to be referred to collectively as the "Option Water Line"). Seller may exercise this option at any time on or before Sept 15, 2000 by paying the purchase price referred to in paragraph 5 to Seller. In the event Buyer acquires the Option Water Line, Seller will grant to Buyer a perpetual easement for the Option Water Line.

The location of the easement for the Option Water Line shall be the current location of the Option Water Line. Seller will also grant to Buyer an access easement for the reasonable maintenance and repair of the Option Water Line.

5. Option Price. The price for the Option Water Line is \$2,500. >

Executed this 13 day of March, 2000.

SELLER

Max Z. Steigleder
Max Z. Steigleder

Tracy D. Steigleder
Tracy D. Steigleder

BUYER

Ron Barton, Jr.
Ron Barton, Jr.

Tina Barton
Tina Barton

Ron Barton, Sr.
Ron Barton, Sr.

Dee Barton
Dee Barton

STATE OF IOWA, POLK COUNTY, ss:

This instrument was acknowledged before me on the 13 day of March, 2000, by Max Z. Steigleder and Tracy D. Steigleder.

Deanne Hahn

Notary Public



STATE OF IOWA, POLK COUNTY, ss:

This instrument was acknowledged before me on the 13 day of March, 2000, by Ron Barton, Jr. and Tina Barton., Ron Barton, Sr. and Dee Barton.

Deanne Hahn

Notary Public

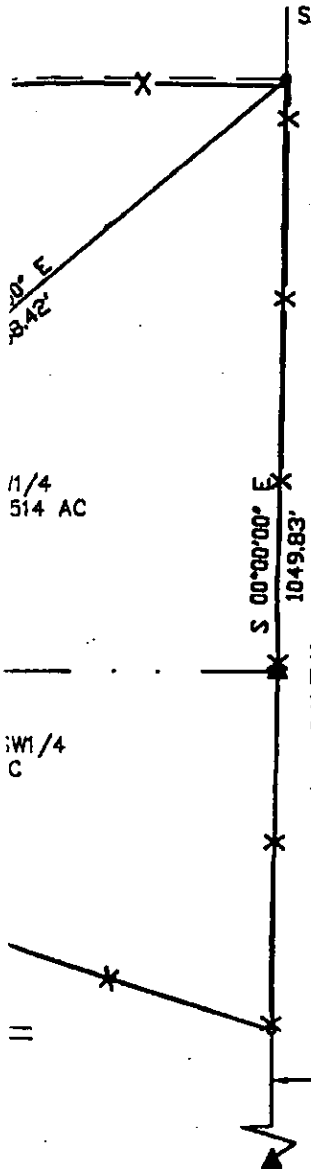


CENTER
SEC. 23-76-27
(SET IRC 13427)

Exhibit A



SET IRC 13427 (TYP)



PARCEL "G" PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 23, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AS A POINT OF REFERENCE THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 13; THENCE N00°00'00"E, 925.63 FEET TO THE POINT OF BEGINNING; THENCE N73°37'02"W, 1377.17 FEET TO THE WEST LINE OF SAID NE1/4 SW 1/4; THENCE N00°18'19"E, ALONG THE WEST LINE THEREOF, 647.03 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NE1/4 SW1/4; THENCE N89°22'29"E, ALONG SAID NORTH LINE, 356.63 FEET TO THE WEST LINE OF PARCEL "F"; THENCE S00°37'31"E, ALONG SAID WEST LINE, 224.48 FEET; THENCE SOUTHEASTERLY 46.83 FEET ALONG A 75.00 FOOT RADIUS CURVE, CONCAVE SOUTH WESTERLY AND HAVING A CENTRAL ANGLE OF 35°48'42"; THENCE S56°05'57"E, 130.56 FEET; THENCE SOUTHEASTERLY 63.87 FEET ALONG A 250.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY AND HAVING A CENTRAL ANGLE OF 14°38'20"; THENCE S41°27'37"E, 210.50 FEET; THENCE N49°56'50"E, 808.42 FEET; THENCE S00°00'00"E, 1049.83 FEET TO THE POINT OF BEGINNING. CONTAINING 19.387 ACRES.

SUBJECT TO A 30.00' EASEMENT FOR INGRESS AND EGRESS.

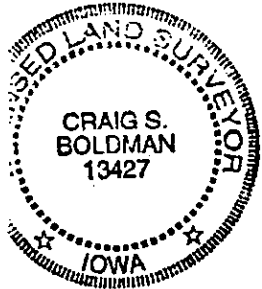


PLAT OF SURVEY

FIELD BOOK: 2	DRAWN BY: CSB
DATE: 2/18/00	SCALE: 1"=200'
OWNER: MAX STEIGLEDER R.E. CONTRACT	JOB NUMBER: 00-014

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.

SIGNATURE: *Craig S. Boldman*
NAME: CRAIG S. BOLDMAN
DATE: 2/13/00
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2000



S1/4 COR
SEC 23-76-27
(FD IP 24" DEEP)

1/4
514 AC

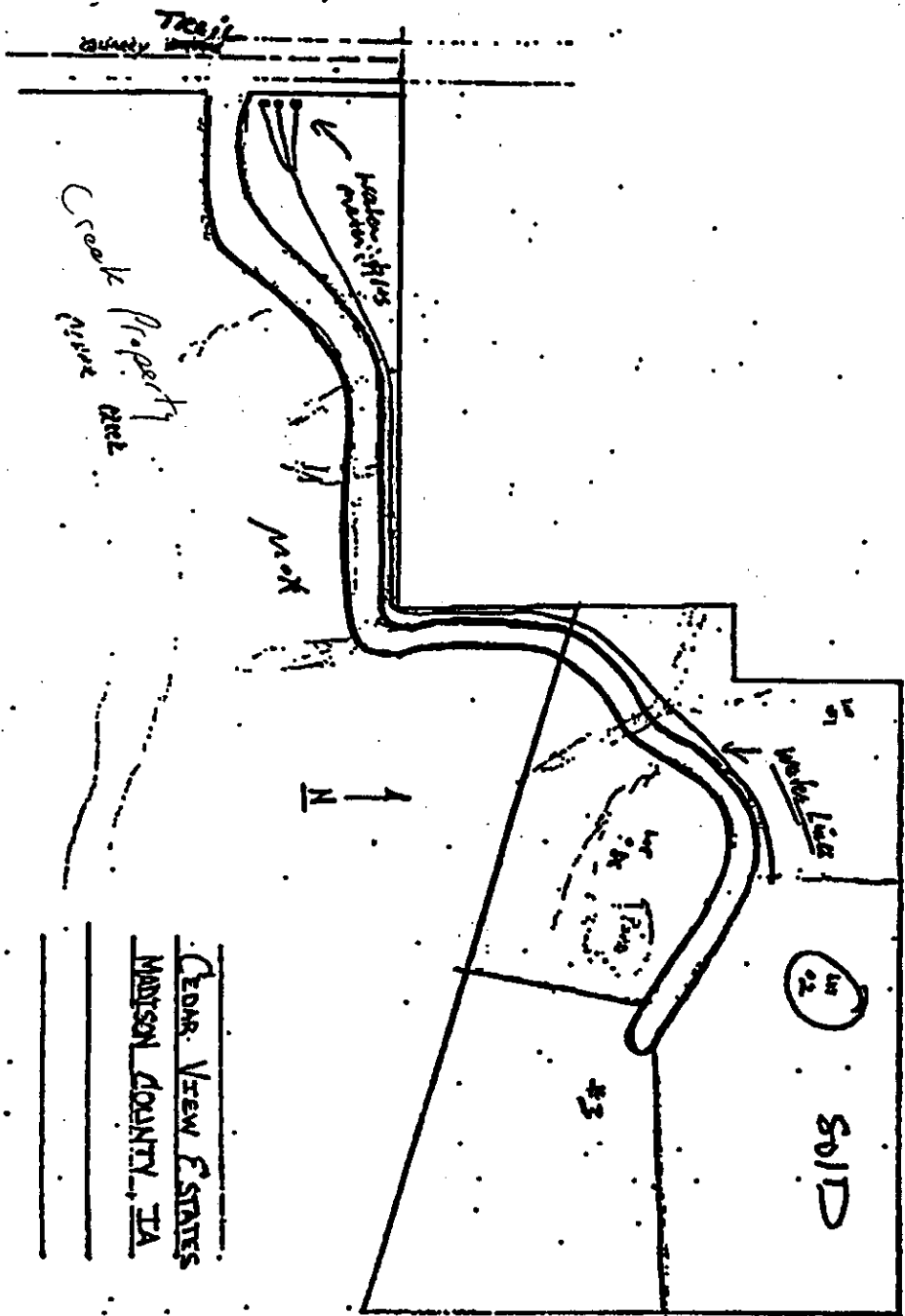
SW1/4
C

Exhibit B

Attorneys

The South one-half of the Northeast Quarter of the Southwest Quarter (SE $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$), and, All that part of the southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) lying North of the center of the channel of Cedar Creek, and, Commencing at a point 68 rods and 40' South and 69 rods East of the Northwest corner of the West one-half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) and running thence South 40 rods, thence West 69 rods, thence South to the center of Cedar Creek, thence following the meanderings of said Cedar Creek to a point where it crosses the East line of said West one-half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$), thence North to a point 68 rods and 40' South of the Northeast corner of said 80 acre tract, thence West to the place of beginning, all in Section Twenty-three (23), Township Seventy-six (76) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

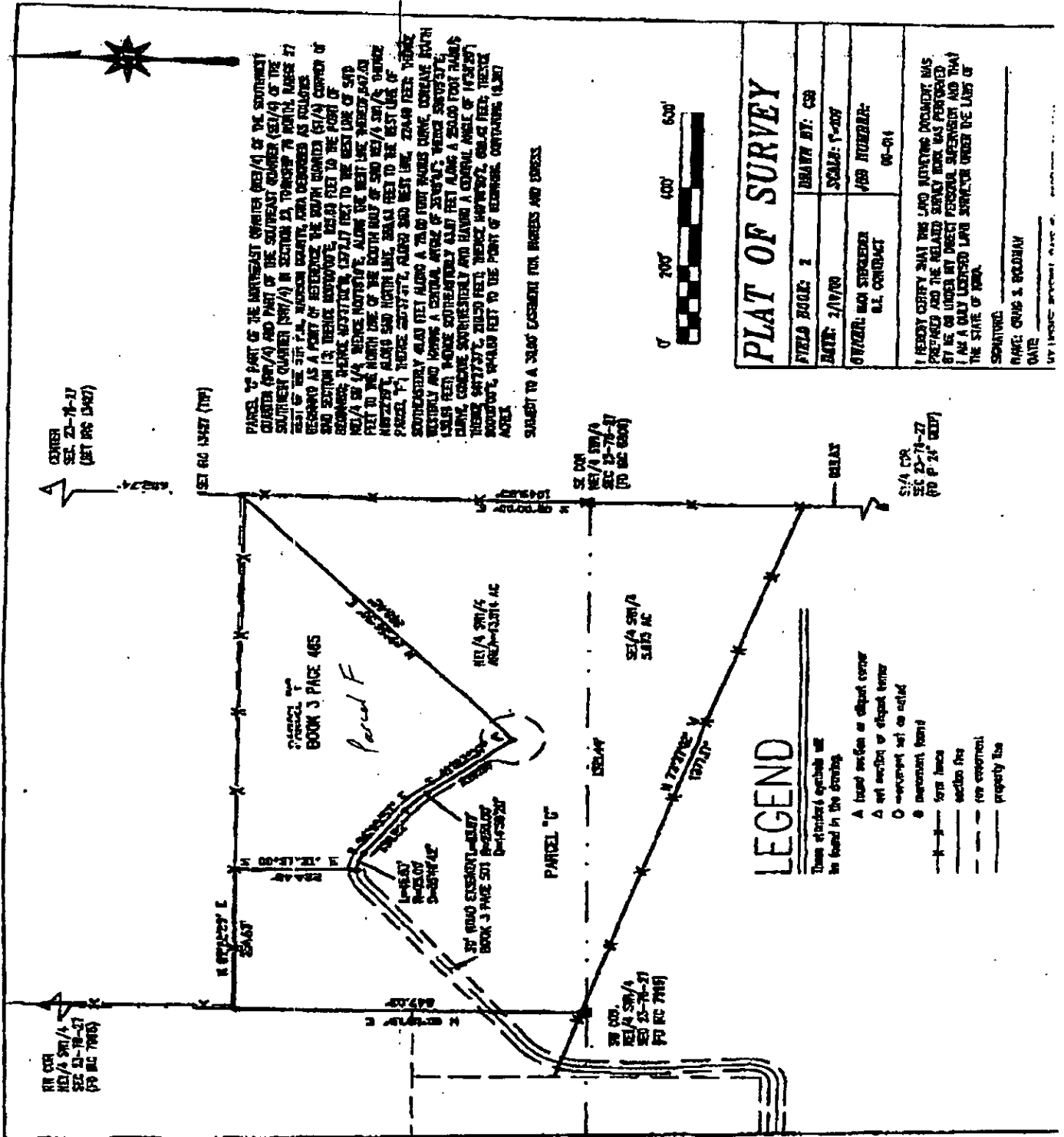
Exhibit C



TRX NO. : 515-462-9242

Feb. 18 2000 03:32 PM P2

981-1117



PLAT OF SURVEY	
FIELD BOOK: 1	DATE: 2/17/00
QUANTITY: 60	SCALE: 1"=200'
OWNER: MCM STUBBINS S.L. CONRADT	JOB NUMBER: 00-01

I HEREBY CERTIFY THAT THE LAD AND MEASUREMENTS 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.

SIGNATURE: _____
 NAME: CHRIS S. BOGDAN
 DATE: _____

Exhibit D