

REC \$ 10⁰²
AUD \$ 1⁰⁰
R.M.F. \$ 1⁰⁰

FILED NO. 001494
BOOK 2003 PAGE 1494

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COMPARED	<input type="checkbox"/>

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(WT) PH # (515) 453-6264

Mail tax statements to:
BENJAMIN and TERRI JOHNSON, 2676 – 235th Street, Winterset, Iowa 50273

File #14212001

SHARED FENCELINE EASEMENT AGREEMENT

WHEREAS, **Russell W. Utsler and Jeannie M. Utsler, husband and wife**, are the record titleholders of the real estate situated in Madison County, Iowa, legally described as follows, to-wit:

**Parcel "A", located in the Northeast Fractional Quarter of the Northeast Quarter of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northeast corner of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0°37'43" West, 332.21 feet along the East line of the Northeast Quarter of said Section 1; thence South 89°28'47" West, 338.54 feet along an existing fenceline; thence South 46°23'20" West, 24.54 feet along said fenceline; thence South 88°46'39" West, 253.85 feet along said fenceline; thence North 0°05'19" East, 358.87 feet to a point on the North line of the Northeast Quarter of said Section 1; thence South 89°52'55" East, 613.19 feet along the North line of the Northeast Quarter of said Section 1 to the Point of Beginning.**

Parcel "B" located in the East Half (E ½) of the Northeast Quarter (NE ¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 2003 in the Office of the Recorder of Madison County, Iowa

WHEREAS, **Benjamin W. Johnson and Terri J. Johnson, husband and wife**, are the record titleholders of the real estate situated in Madison County, Iowa, legally described as follows, to-wit:

The Northeast Quarter (NE ¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section One (1), containing 4.822 acres, as shown in Plat of Survey filed in Book 2003, Page 1056 on February 26, 2003 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "B" located in the East Half (E ½) of the Northeast Quarter (NE ¼) of said Section One (1), containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 2003 in the Office of the Recorder of Madison County, Iowa

WHEREAS, the properties of the aforementioned titleholders share a common boundary,

WHEREAS, the parties desire to bind themselves, their heirs and assigns, to an agreement for the construction and maintenance of a partition fence so that their

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F+M

