

Document 2006 35

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Prepared by: Jerrold B. Oliver, POB 230, Winterset, IA 50273

515-462-3731

EASEMENT AGREEMENT

Janice Ilene Jagger and Frederick Sylvester Jagger, Trustees of the Janice Ilene Jagger and Frederick Sylvester Jagger Revocable Trust created under the Trust Agreement dated September 30, 2005, hereinafter called "Grantors", for valuable consideration, do hereby grant to Mark E. Knutson and Diane K. Knutson, hereinafter called "Grantees", and to their heirs, successors or assigns, owners of the following described real estate:

A part of the East Half (½) of Section Eight (8) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eight (8), thence West 193.0 feet to the centerline of the public road; thence South 15°30'12" East along the said centerline 460.0 feet; thence Easterly 919.0 feet; thence Northerly 560.0 feet; thence West 814.0 feet; thence South 100.0 feet to the point of beginning, subject to road easements and containing 12 acres, more or less, subject to easements of record.

the perpetual right and easement upon and over the following described real estate:

Parcel "C" located in the Southeast Quarter (SE 1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.081 acres, as shown in Plat of Survey filed in Book 2005, Page 5449 on November 9, 2005, in the Office of the Recorder of Madison County, Iowa, EXCEPT road right.

for use as a driveway and for purposes of ingress and egress.

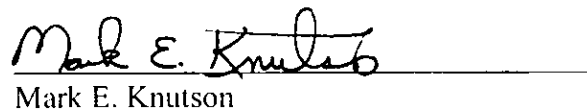
The Grantors warrant and covenant to the Grantees that they are the owners of the real estate upon which said easement area is situated, that they have full right and authority to validly grant this easement, and the Grantees may quietly enjoy their estate in the premises.

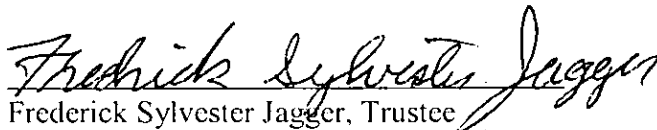
Grantors covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted; and no buildings or structures will be erected upon said easement area, and that the present grade or ground level thereof will not be changed by excavation or filling. This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

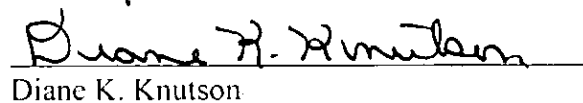
Grantees shall be solely responsible for the repair and maintenance of the access road and all items installed in the easement area. This easement shall terminate in the event the items installed in the easement area are removed by Grantees, their heirs, successors or assigns.

Dated this 30 day of Dec, 2005


Janice Ilene Jagger, Trustee

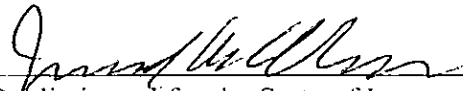

Mark E. Knutson

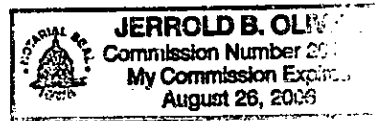

Frederick Sylvester Jagger, Trustee


Diane K. Knutson

STATE OF IOWA :
:SS
MADISON COUNTY :

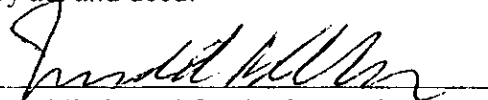
On this 30 day of Dec, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Janice Ilene Jagger and Frederick Sylvester Jagger, Trustees of the Janice Ilene Jagger and Frederick Sylvester Jagger Revocable Trust created under the Trust Agreement dated September 30, 2005, 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.


Notary Public in and for the State of Iowa



STATE OF IOWA :
:SS
MADISON COUNTY :

On this 30 day of Dec, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark E. Knutson and Diane K. Knutson, 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.


Notary Public in and for the State of Iowa

