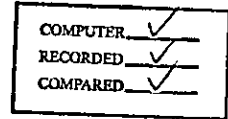


MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA



Preparer Information: James D. Beatty, 2829 Westown Parkway Ste #310, West Des Moines, Iowa 50266
James D. Beatty ISBA#8223 Phone: (515) 255-1100

Space above this line for Recorder

After recording, please return to: James D. Beatty, 2829 Westown Parkway, West Des Moines, Iowa 50266.
Phone: (515) 225-1100

PERPETUAL ROAD ACCESS AND UTILITY EASEMENT AGREEMENT

COMES NOW, Kevin S. Fifo and Jean A. Sherrard-Fifo, husband and wife, (hereinafter referred to as the "Fifos"), the owners of record of the following described property:

Lot One (1) of Kiowa Valley Subdivision, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

Covered Bridges Winery, L.L.C., (hereinafter referred to as Covered Bridges), the owners of record of the following described property:

Lot Two (2) of Kiowa Valley Subdivision, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

WHEREAS, Covered Bridges desires to have a perpetual road access and utility easement for the right of ingress and egress to and from their property and desire to enter into an agreement setting forth the responsibility of each party to construct, maintain, and repair said road and utility lines.

NOW THEREFORE, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Fifos, as Grantors, grant and convey to Covered Bridges, as Grantees, and their successors,

heirs, and assigns, a perpetual easement for road access and utilities for the right of ingress and egress to and from Covered Bridges property and which is located on the following described property:

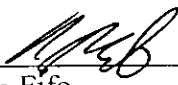
1. A 66 foot wide private road and public utility easement across Lot 1 of KIOWA VALLEY Subdivision which is 33 feet either side of the following described centerline:

Commencing at the Southeast Corner of Section 15, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 89°58'39" West 33.00 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 15 to the Point of Beginning; thence North 00°08'15" East 268.87 feet to the end of the easement (such property locally known as Kiowa Court, a private road).

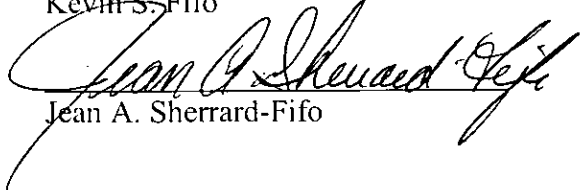
The responsibility for the constructing, maintaining and repairing of the easement area for road access which is described above is to be split equally by the Fifos (Kevin S. Fifo and Jean A. Sherrard-Fifo) and the Boyles (Kevin C. Boyle and Rosemary G. Boyle) pursuant to an easement agreement entered into by said parties on August 29, 2005, and filed for record on August 31, 2005, in Book 2005 at Page 4167 in the office of the Madison County Recorder.

The easement created hereby shall be a covenant running with the land and shall be binding upon the undersigned parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands this 31st day of December, 2005.

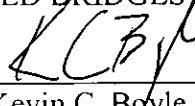


Kevin S. Fifo

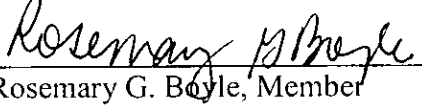


Jean A. Sherrard-Fifo


COVERED BRIDGES WINERY, L.L.C.

By: 

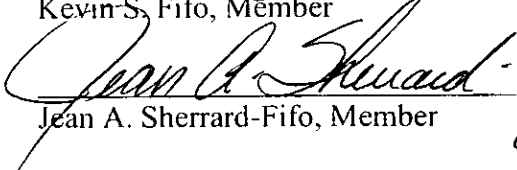
Kevin C. Boyle, Member,

By: 

Rosemary G. Boyle, Member

By: 

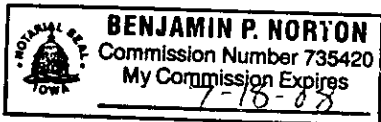
Kevin S. Fifo, Member

By: 

Jean A. Sherrard-Fifo, Member

STATE OF IOWA, COUNTY OF Polk : SS

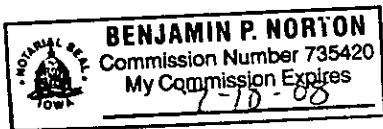
On this 31st day of December, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kevin S. Fifo and Jean A. Sherrard-Fifo, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Benjamin P. Norton
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Polk : SS

On this 31st day of December, 2005, before me, a notary public in and for said county, personally appeared Kevin C. Boyle, Rosemary G. Boyle, Kevin S. Fifo and Jean A. Sherrard-Fifo, to me personally known, who being by me duly (sworn or affirmed) did say that they are members of said Covered Bridges Winery, L.L.C., and that said instrument was signed on behalf of the said Covered Bridges Winery, L.L.C., by authority of its members and the said members acknowledged the execution of said instrument to be the voluntary act and deed of said members by them voluntarily executed.



Benjamin P. Norton
Notary Public in and for the State of Iowa