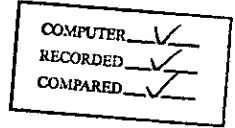


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Book 2006 Page 53 Type 06 001 Pages 3
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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA



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

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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 Four (4) 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 Eridges), 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, the Fifos desire 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, Covered Bridges as Grantors, grant and convey to the Fifos, 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 the Fifos' property and which is located on the following described property:

1. A 66 foot wide private road and public utility easement across Lot 2 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 $00^{\circ}08'15''$ East 300.82 feet to the point of beginning; thence South $88^{\circ}08'19''$ West 299.12 feet (such property locally known as Kiowa Court, a private road), AND

2. A 30 foot wide access and public utility easement from the end of Kiowa Court, as described above, across Lot 2 to the East line of Lot 4, the centerline of which is described as follows:

Beginning at the West end of Kiowa Court, as described above, thence North $89^{\circ}22'53''$ West 196.38 feet; thence North $50^{\circ}14'27''$ West 264.68 feet to the East line of Lot 4 which is the end of the easement.

The responsibility for the constructing, maintaining and repairing of the easement area for road access which is described in paragraph 1 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 portion of this easement set out in paragraph 2 above for road access is for a road that will be utilized by only the Fifos. The Fifos shall be solely responsible for the constructing, maintaining and repairing said portion of the road.

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.

[Signature]
Kevin S. Fifo
[Signature]
Jean A. Sherrard-Fifo

COVERED BRIDGES WINERY, L.L.C.

By: [Signature]
Kevin C. Boyle, Member

By: [Signature]
Rosemary G. Boyle, Member

By: [Signature]
Kevin S. Fifo, Member

By: [Signature]
Jean A. Sherrard-Fifo, Member

STATE OF IOWA, COUNTY OF Polk : SS

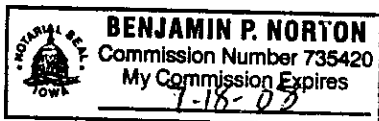
On this 31 day of December, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kevin S. Fifo and Jean A. Sherrard-Fifo, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged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



[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Polk : SS

On this 31 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.



[Signature]
Notary Public in and for the State of Iowa