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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	✓
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COMPARED	✓

**EASEMENT AGREEMENT**  
Recorder's Cover Sheet

**Preparer Information:**

Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

**Taxpayer Information:**

✓ **Return Address**

Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Clenton L. Nuzum

**Grantees:**

Jason J. Berry

**Legal Description:** See Page 2

**Document or instrument number if applicable:**

## EASEMENT AGREEMENT

Clenton L. Nuzum, single, hereinafter called "Grantor", for valuable consideration, does hereby grant to Jason J. Berry, hereinafter called "Grantee", and to his heirs, successors or assigns, the perpetual right and easement upon and under the following described real estate:

The East 15 feet of Lot Seven (7), Block Six (6) of the Original Town of Winterset,  
Madison County, Iowa

together with the right of ingress and egress over and across said easement area for the purpose of construction, repairing and maintaining a waterline upon and under said easement.

The Grantor warrants and covenants to the Grantee that he is the owner of the real estate upon which said easement area is situated, that he has full right and authority to validly grant this easement, and the Grantee may quietly enjoy his estate in the premises.

Grantor covenants 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.

Grantee shall be responsible for the repair and maintenance of all items installed in the easement area and shall, upon installation, maintenance or repair of any item installed in the easement area, restore the surface of the easement area to its condition existing prior to such installation, repair or maintenance. This easement shall terminate in the event the items installed in the easement area are removed by Grantee, his heirs, successors or assigns.

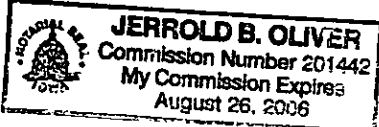
Dated this \_\_\_ day of December, 2005.

*Clenton L. Nuzum*  
Clenton L. Nuzum

*Jason J. Berry*  
Jason J. Berry

STATE OF IOWA, COUNTY OF MADISON

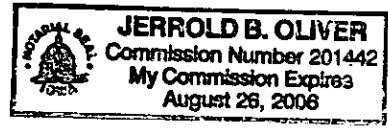
This instrument was acknowledged before me on this 1st day of December, 2005 by Clenton L. Nuzum.



*Jerrold B. Oliver*  
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 1st day of December, 2005 by Jason J. Berry.



*Jerrold B. Oliver*  
Notary Public in and for said State of Iowa