

EASEMENT
To Run With The Land

For the mutual considerations stated below, GRANTOR, JEANNE M. CARTER, a single person, does hereby grant and convey unto GRANTEE, JANSERING PTR, an Easement, to run with the land, for use and enjoyment in, to and of the stairway and landing situated on the western edge of Grantor's real estate which is described legally as:

The East One-Third of Lot Seven in Block Eleven of the Original Town of Winterset, Madison County, Iowa.

Grantee owns the real estate immediately to the west of Grantor's real estate. Grantee's real estate is described legally as:

The East One-Half of the West Two-Thirds of Lot Seven in Block Eleven of the Original Town of Winterset, Madison County, Iowa.

This easement shall run with the land and be binding upon the parties hereto and all future owners, successors in interest, heirs and assigns of Grantor and Grantee.

Whenever the owner of the last above described real estate shall commence construction of a doorway entrance to Grantee's property at the landing at the top of the stairway said owner shall become responsible for all maintenance and upkeep of the stairway and landing so long as there are no tenants using the upstairs portion of the real estate first described above.

Whenever in the future tenants shall first begin to use the upstairs portion of Grantor's building upon the real estate first described above; then at that time responsibility for maintenance and upkeep of the stairway and landing shall be shared equally by the owners of the two buildings situated upon the two parcels of real estate described above if construction of the doorway entrance described in the preceding paragraph has commenced.

Dated 10.16., 1996

GRANTOR

GRANTEE

Jeanne M. Carter
JEANNE M. CARTER

JANSERING PTR
Chet R. Chickering
CHET R. CHICKERING
Susan K. Janssen
SUSAN K. JANSSEN

STATE OF IOWA, COUNTY OF MADISON, SS:

On this 16th day of October, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chet R. Chickering and Susan K. Janssen, to me personally known, who being by me duly sworn, did say that they are the sole partners of Janssering Ptr, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partners acknowledged the execution of the instrument to be a voluntary act and deed of the partnership by it and by the partners voluntarily executed.

Debra Imboden Deutz
Notary Public in the state of Iowa

On this 16th day of October, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeanne M. Carter, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged to me that she executed the same as her voluntary act and deed.

Jenna J. Shaw
Notary Public in the state of Iowa
My Comm Expires 1/29/99

STATE OF IOWA, SS
MADISON COUNTY,

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