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FILED NO. 3356

BOOK 136 PAGE 341

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COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912

EASEMENT

WHEREAS, Harley Jones (hereinafter Grantee) owns the real estate legally described as:

A tract commencing at the South Quarter (¼) Corner of said Section Nineteen (19), thence North 90°00' East, 654.40 feet along the south line of the Southeast Quarter (¼) of said Section Nineteen (19) to the centerline of a county road and the point of beginning, thence North 90°00' East, 141.70 feet along said south line, thence North 03°23' East, 148.44 feet, thence North 87°32' West, 150.25 feet to the centerline of said county road, thence South 00°08' West, 154.65 feet to the point of beginning; all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

WHEREAS, the parties desire to establish an easement over and across a part of the real estate owned by Daniel K. Ryner (hereinafter Grantor) which is situated North and East of and adjoins the real estate owned by Grantee.

NOW, THEREFORE, IN CONSIDERATION OF the payment of One Dollars (\$1.00) and other valuable consideration Grantor hereby grants Grantee an easement over and across the real estate legally described as:

Commencing at the Northeast Corner to the real estate owned by Grantee as described herein, thence East 230 feet, thence South 130 feet, thence East 30 feet, thence North 150 feet, thence West 300 feet, thence South 20 feet to a point on Grantee's north boundary line, thence east to point of beginning,

for the purpose of installing, maintaining, repairing, replacing, and removing sewer lines, septic tank, septic tank laterals and a drain of absorption field therefore.

All lines, pipes, tanks and items appurtenant thereto shall be installed or placed within the easement area, shall be installed below the surface of the ground at a depth which shall prevent the presence of such items from interfering with or obstructing, the cultivation of the surface for farm purposes.

Grantee shall not be permitted to install any pipes, septic tank, laterals, or septic tank drain or absorption fields unless Grantee obtains a permit to do so from, and the same is approved by, the appropriate Madison County Officials.

Grantee shall not be permitted to install any septic tank system which is more than twenty-five percent (25%) larger than that required to provide for the present use and occupancy of the premises owned by Grantee and described herein.

Grantee is hereby granted a right of ingress and egress to the easement area for the purposes stated herein.

Grantee agrees to restore the surface of the ground disturbed by any activity permitted hereby and to pay for any and all crop damage resulting from act permitted herein.

This easement shall be constructed as a covenant running with the land.

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This easement shall not be construed so as to grant Grantee the exclusive right to use the easement area or to fence or enclose such area.

Dated on this 31st day of May, 1996.

*Daniel K. Ryner*  
Daniel K. Ryner, Grantor

*Lori A. Ryner*  
Lori A. Ryner,  
Spouse of the Grantor

STATE OF IOWA )  
                  ) SS  
MADISON COUNTY )

On this 31st day of May, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel K. Ryner and Lori A. Ryner to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their voluntary act and deed.



Beth Flander  
Beth Flander

*Beth Flander*  
Notary Public in and for said State