

REC \$ 10.00
A.M.F. \$ 1.00

FILED NO. 2014
BOOK 137 PAGE 180
97 JAN 29 PM 12:32
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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✓

RETURN TO: ✓ Mercantile Bank of Western Iowa, East 5th & Locust Streets, Des Moines, Iowa 50309
PREPARED BY: Baker and Elkin, 315 East 5th Street, Suite 5, Des Moines, Iowa 50309

Space Above This Line for Recorder

ACCESS AND WATER EASEMENT

This easement made this 22nd day of January, 1997, by Timothy R. Sauvage and Gail Sauvage, husband and wife;

WITNESSETH:

Whereas, the above-named parties are the owners of the following described real estate, to-wit:

A portion of the Northeast Fractional Quarter of the Northeast Quarter of Section 1, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of Section 1, T75N, R26W of the 5th P.M., Madison County, Iowa; thence South 00°02'33" East 1,339.97 feet to the SE corner of the NE Fr¹/₄ of the NE¹/₄ of said Section 1; thence South 82°35'56" West 1,282.75 feet to the SW corner of said NE Fr¹/₄ of the NE¹/₄; thence North 00°52'47" West, 1,387.19 feet to the NW corner of said NE Fr¹/₄ of the NE¹/₄; thence North 84°46'35" East 1,298.02 feet to the point of beginning. Said Parcel contains 40.176 acres;



A portion of the Northwest Fractional Quarter of the Northwest Quarter of Section 6, Township 75 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the NW Fr¹/₄ of the NW¹/₄ of Section 6, T75N, R25W of the 5th P.M., Warren County, Iowa; thence South 88°53'30" West 1,440.97 feet to the SW corner of said NW Fr¹/₄ of the NW¹/₄; thence North 00°02'33" West 1,339.97 feet to the NW corner of said Section 6; thence, along the North line of said Section 6, North 89°44'41" East 798.15 feet; thence South 00°00'00" West 643.30 feet; thence North 89°44'41" East 643.29 feet to the East line of said NW Fr¹/₄ of the NW¹/₄; thence South 00°00'00" West 675.22 feet to the point of beginning. Said Parcel contains 34.474 acres, including 0.123 acres of county road right-of-way



The Sauvages desire to create an access easement on the south 12 feet of the NW¹/₄ NW¹/₄ of Section 6-75-25 and an access easement 12 feet in width as presently located from the SE corner of the NE¹/₄ NE¹/₄ Section 1-75-26 to Parcel B located in the NE¹/₄ NE¹/₄ of Section 1-75-26 more particularly described as:

Parcel "B" located in the Northeast Quarter of the Northeast Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:




Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°02'33" West along the East line of the Northeast Quarter of the Northeast Quarter of said Section 1, 183.22 feet to the point of beginning; thence North 0°02'33" West along the East line of the Northeast Quarter of the Northeast Quarter of said Section 1, 500.00 feet; thence North 89°59'48" West, 297.36 feet; thence South 0°02'33" East, 500.00 feet; thence South 89°59'48" East, 297.36 feet to the point of beginning. Said parcel contains 3.413 acres. Said Parcel "B" is a portion of Parcel "A" in the Northeast Quarter of the Northeast Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa

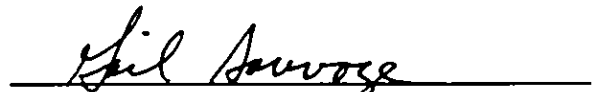
The Sauvages also desire to create an easement to use a waterline from Parcel "B" east to a point 1,082 feet east of the house on Parcel "B" to the well located in NW¼ NW¼ Section 6-75-25.

These easements thus created shall be for the use of Sauvages and for their successors and assigns, for driveway and water line purposes.

These easements shall be deemed to be covenants running with the title to the land and shall be binding upon the parties, and upon their heirs, successors and assigns, provided, however, that these easements may be released at any time by appropriate agreement duly executed and acknowledged and filed for record in the offices of the recorders of Madison and Warren Counties, Iowa.

In witness whereof, the parties herein have set their hands this 22nd day of January, 1997.

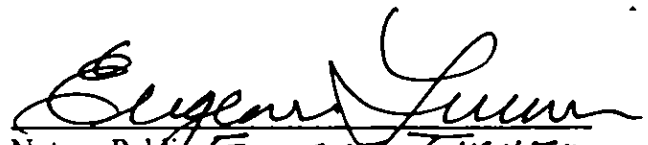

 Timothy R. Sauvage


 Gail Sauvage

STATE OF IOWA)
) ss.
 COUNTY OF Polk)

On this 22nd day of January, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Timothy R. Sauvage and Gail Sauvage, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.




 Notary Public EUGENE TURNER

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