

FILED NO. 3290

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INGRESS/EGRESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Nicholas D. Cain does hereby grant and convey to Gary P. Cornelius and Karen L. Cornelius, husband and wife, as well as all of their successors and assigns, an exclusive permanent easement for ingress and egress over, across and through the following described real estate, situated in Madison County, Iowa, to wit:

Commencing at the center Section 25, Township 77 North, Range 26 West of the 5th P.M. Madison County, Iowa, thence continuing Southwest 40' along the East/West 1/4 section line, thence South 20', thence East to the North/South 1/4 section line of Section 25, Township 77 North, Range 26 West, thence North to the point of beginning.

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$15.00

AUD \$

R.M.F. \$1.00

SEARCHED   
RECORDED   
COMPARED

That this ingress/egress is granted for the purpose of allowing access to real estate owned by the grantees which real estate is located east of the easement area. The grantee shall not obstruct the easement with vehicles or machinery and tools of husbandry and shall keep said easement open for the use of the grantor. As part of the ingress/egress easement the grantees shall have the right to construct a roadway of gravel or concrete within the easement area and have the right to upgrade said roadway in the future; and the grantees shall be solely responsible for the maintenance of the easement area.

That the grantor, his heirs and assigns shall have the use of said easement without the necessity of sharing the costs of maintenance of the easement.

That this easement shall be a permanent exclusive easement and shall run with the land and shall be binded upon the heirs, assignees and transferees of the grantor. The grantor covenants with the grantees named herein that he holds the above described real estate by good marketable title, free and clear of liens and encumbrances, except for

and that he has good right and lawful authority to grant and convey the easement rights herein granted and that he hereby warrants to defend said easement rights against the lawful claims of all persons claiming by, through or under him. That the grantees by accepting and filing the easement of record do agree to the terms of said easement.

DATED this 26 day of April, 1997.

Nicholas D. Cain  
Nicholas D. Cain

STATE OF Iowa, COUNTY OF Madison, ss:

On this 26<sup>th</sup> day of April, 1997, before me, a Notary public in and for said State, personally appeared Nicholas D. Cain to me know to be the identical person named and who executed the foregoing instrument and acknowledged that he executed the same as their voluntary act and deed.

Jane Marie Cassady  
Notary Public in and for said State  
My Commission Expires  
July 20, 1998

