

EASEMENT

AUGUSTA REHARD, single, hereinafter called "Grantor", in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, does hereby grant to WILLIAM G. KEATING and SHIRLEY A. KEATING, husband and wife, hereinafter called "Grantees", and their successors or assigns, the perpetual right and easement under and across the following described real estate situated in Madison County, Iowa, to-wit:

The North Half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

together with the right of ingress and egress over and across the easement area for the purpose of operating, repairing and maintaining a tile line under and across said easement area. Said tile line shall be under the above described real property except where it shall terminate in a waterway on Grantors' property. The outlet for said tile line may be exposed where it drains into said waterway.

The Grantor warrants and covenants to the Grantees that she is the owner of the real estate upon which said easement area is situated, that said real estate is free and clear of liens and encumbrances; and that she has full right and authority to validly grant this easement, and the Grantees may quietly enjoy their estate in the premises.

Grantor covenants that no act will be permitted with 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.

Grantees expressly agree to compensate Grantor for all damage incurred to Grantor's crops and real property because of Grantee's operating, repairing, and maintaining said tile line.

Grantor shall have possession, full use and enjoyment of the property owned by Grantor, subject only to the rights granted to Grantees herein. Grantees, except for the rights granted to them herein, shall not interfere with the possession, use and enjoyment of the property owned by Grantor, or her successors in interest.

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00

COMPARED

#2. Easement
Rehard - Keating

Grantees expressly agree to pay all costs incurred for the installation, maintenance and repair of said tile line.

Dated this 9th day of JANUARY, 1991.

Augusta Rehard
Augusta Rehard, Grantor

STATE OF IOWA :
 : SS
MADISON COUNTY :

On this 9th day of JANUARY, 1991, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Augusta Rehard, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Dean Nelson
Notary Public in and for the
State of Iowa.

