IND. ✓
REC. ✓
PAGE ✓

378
FILED NO.
BOOK 114 PAGE 290
1980 SEP 12 PM 4:21 W
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $6.00

Compared

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That PAUL V. WILLIAMSON and VIOLET M. WILLIAMSON, husband and wife, do hereby grant and convey unto WAYNE NELSON, EXECUTOR OF THE WILL OF LAWRENCE D. NELSON, DECEASED, an easement and right-of-way over and across the following-described real estate, to-wit:

> Commencing at the Southwest Corner of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North 24 feet, thence East to the East line of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), thence South 24 feet to the Southeast Corner of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), thence West to the place of beginning,

for the purpose of ingress and egress to the following-described real estate, to-wit:

> The Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

presently owned by the grantee herein.

This grant of easement is in conjunction with an easement owned by the grantors herein over and across certain real estate lying to the east and south of the grantors' property, which easement is more fully described in a Deed-Easement filed for record in the Office of the County Recorder of Madison County, Iowa, on the 12th day of August, 1957, and recorded in Deed Recordbook No. 88 at page 496 thereof, and the grantors herein grant to the grantee the right to use said easement held by the grantors in common with the grantors.

This grant of easement by the grantors is subject to the following conditions to be kept by the grantee and his assigns to-wit:

1. The grantee and his assigns will on written request of the grantors herein their heirs, successors and assigns, maintain a gate or gates at the east and west ends of the easement herein granted across the grantors' real estate.

2. The grantee herein and his assigns will maintain the easement herein granted across the grantors' real estate free from ruts and obstructions.

3. The grantee and his assigns are hereby given the right to extend the approach or grade for the purpose of crossing the railroad tracks extending through

said easement, the extra dirt for such grade or extension of grade to be taken by the grantee or his assigns from a point or points designated by the grantors their heirs or assigns, and such grade or extension thereof shall be constructed entirely at the expense of and at the risk of the grantee herein or his assigns.

4. The easement granted herein shall not be fenced.

The easements and covenants herein contained shall be construed as covenants running with the land subject to the easement and with the land herein described as belonging to the grantee.

Dated at Winterset, Iowa, this 12th day of September, 1980.

Paul V. Williamson

Paul V. Williamson

Violet M. Williamson

Violet M. Williamson

Wayne Nelson

Wayne Nelson, Executor of the Will of
Lawrence D. Nelson, Deceased.

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 12th day of September, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

PAUL V. WILLIAMSON and VIOLET M. WILLIAMSON

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Shirley A. Webster

Shirley A. Webster, Notary Public
in and for said County and State.

SHIRLEY A. WEBSTER
Notary Public in and for the State of Iowa
My Commission Expires September 30, 1981