FILED NO. 2425
BOOK 112 PAGE 220
1977 JUN 22 PM 4:00
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee # 4 5

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

We, Merlin W. Collins and Anna May Collins, husband and wife, of Madison County, Iowa, the Grantors herein, in consideration of $1.00, receipt of which is acknowledged, and the prospective benefits to be derived by reason of locating, establishing, constructing, and maintaining a certain road or driveway, as described below, do hereby grant and convey unto Michael J. Carlton, the Grantee herein, the right of way easement upon and across a tract of land legally described as follows:

> Commencing at the Northwest Corner of the Northwest Quarter (NW$\frac{1}{4}$) of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence N. 90°00' E. along North line of said NW$\frac{1}{4}$ 322 feet to Point of Beginning thence S. 36° 30' E. 225 feet to the North line of a County Road Right-of-Way.

The Grantee shall have the right to locate, establish, construct, maintain and repair upon said premises a driveway or road which would thereby provide access to other lands. The Grantee shall bear all costs incident to the location, construction and maintainence of the driveway or road upon the premises and hold the Grantor harmless thereon.

The Grantee shall hold the Grantor harmless from all liability resulting from personal injury and property damage involving third parties arising from the utilization of this right of way easement and shall indemnify the Grantor for damages attributable to said liability.

The easement herein conveyed shall run perpetually with the land and the title thereto and the terms and conditions of this Agreement shall be binding on the parties, their heirs, representatives, and successors and assigns.

IN WITNESS WHEREOF, Merlin W. Collins, Anna May Collins and Michael J. Carlton do hereby set their hand to this instrument on

the 20th day of June, 1977 at Winterset, Iowa.

GRANTORS

Merlin W. Collins

Merlin W. Collins

Anna May Collins

Anna May Collins

GRANTEE

Michael J. Carlton

Michael J. Carlton

STATE OF IOWA)
) ss
MADISON COUNTY)

On this 20th day of June, 1977 before me, the undersinged, a Notary Public in and for the State of Iowa, personally appeared Merlin W. Collins, Anna May Collins and Michael J. Carlton, 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.

NOTARIAL SEAL IOWA
JOHN E. CASPER
MY COMMISSION EXPIRES

John E. Casper

NOTARY PUBLIC