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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 6 00

EASEMENT

Simpson College of Indianola, Iowa, a corporation duly organized under the laws of the State of Iowa, in consideration of the sum of One Dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the Lawrence D. Nelson Estate, Wayne Nelson, Executor, a perpetual easement for purposes of ingress and egress in favor of and appurtenant to real estate described as:

> The SW¼ NW¼ of Section 11, Township 75 North, Range 26 West of the 5th P.M.

Said easement shall be over an area described as follows:

> Commencing at a point 24 feet North of the Center of Section 11, Township 75 North, Range 26 West of the 5th P.M., thence East 24 feet, thence South 642 feet, thence South 80° 52' East 473 feet, thence South 24 feet, thence North 80° 52' West 497 feet, thence North 666 feet to place of beginning. The half section line is assumed to run due north and south.

This easement is given on the condition and with the agreement that at the grantor's request, the grantee agrees to place and maintain a gate or gates on the east and west ends of the easement upon written request of the owner of the subservient land, and also agrees that on the written request of the grantor that the easement area will be fenced to the grantor's specifications. Unless, however, the grantor makes written request that the easement be fenced, the grantee agrees that no fence will be constructed. The grantor shall in no way be responsible for maintenance of the area of ingress and egress as described and shall not be responsible to the grantee, its heirs or assigns for an injury which might occur to them or to their licensees in the use of the described right of way.

As a condition of its acceptance, this easement and its conditions thereof shall be binding upon the grantee, its heirs and assigns. In addition, said easement shall be binding on the grantor, its heirs and assigns.

Dated this 12 day of October 1980.

SIMPSON COLLEGE

By: Fred W. Wertz

By: Richard Lovrien

STATE OF IOWA, WARREN COUNTY, ss:

On this 17 day of October 1980, before me, the undersigned a Notary Public in and for the State of Iowa, personall appeared Fred Wertz and Richard Lovrien, to me personally known, who, being by me duly sworn, did say that they are the Chairman and Secretary, respectively, of the Board of Trustees of Simpson College executing the within and foregoing instrument, that the seal affixed hereto is the seal of said Board; that said instrument was signed and sealed on behalf of said Board by authority of its Board of Directors; and that the said Richard Lovrien and Fred Wertz as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said Board, by it and by them voluntarily executed.

William J. Morgan

Notary Public in and for the State of Iowa

WILLIAM F. MORGAN NOTARIAL SEAL