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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**EASEMENT AGREEMENT AND RESTRICTIVE COVENANT  
Recorder's Cover Sheet**

**Preparer Information:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
(515) 462-3731

**Taxpayer Information:** James W. Mease, PO Box 29, Winterset, Iowa 50273

✓ **Return Address:** Jerrold B. Oliver, PO Box 230, Winterset, IA 50273

**Grantors:** See Page 2

**Grantees:** See Page 2

**Legal Description:** See Page 2

**EASEMENT AGREEMENT AND RESTRICTIVE COVENANT**

This Easement Agreement and Restrictive Covenant, entered into by and between Hal S. Chase, as Trustee of the Hal S. Chase Trust created under the Trust Agreement dated February 12, 1998 (hereinafter Chase); James W. Mease and Sue Anne Mease (hereinafter Meases); Shane K. Pashek and Ann E. Pashek (hereinafter Pasheks); and Steven C. Johnson and Teresa L. Johnson (hereinafter Johnsons).

WHEREAS, Chase is the owner of the following described real estate:

See Chase Description attached hereto and marked Exhibit "A".

WHEREAS, Meases are the owners of the following described real estate:

Parcel "E" as shown in the Plat of Survey recorded in Book 2015, Page 1577 of the Recorder's Office of Madison County, Iowa.

WHEREAS, Pasheks are the owners of the following described real estate:

Parcel "D" as shown in the Plat of Survey recorded in Book 2015, Page 1577 of the Recorder's Office of Madison County, Iowa.

WHEREAS, Johnsons are the owners of the following described real estate:

See Johnson Description attached hereto and marked Exhibit "B".

NOW THEREFORE, it is agreed as follows:

Easements are hereby granted to Chase, Meases, Pasheks and Johnsons, as follows:

Chase, Meases and Johnsons are hereby granted easements over and across:

Easements 1, 2, and 3 as shown on the Plat of Survey recorded in Book 2015, Page 1577 of the Madison County Recorder's Office.

Pasheks are hereby granted a portion of such easements as shown in said plat of survey to that

portion of such easements running from the southwest corner of Parcel D as shown in said Plat of Survey to the northwest corner of said Parcel D.

Such easements shall be for purpose of ingress and egress over and across said easement areas as set forth above. All Parties warrant and covenant to each other that they are the owners of their respective tracts of real estate over and across the real estate upon which easements are located , that they have full right and authority to validly grant these easements, and that each of them may quietly enjoy their estate in the premises.

The parties covenant that no act will be permitted within the easement area which is inconsistent with the rights hereby granted, no buildings or structures will be erected upon said easement areas, and that the present grade or ground level thereof will not be changed by excavation or filling. If any of the above persons or their successors or assigns desire to make any repairs or improvements to any of such easement areas, the cost of such repairs or improvements shall be borne by the person desiring to make such repairs or improvements. None of the other persons holding such easement rights shall be required to pay for such repairs or improvements unless they agree to pay for a portion of such repairs or improvements. The easements shall be used solely for purposes of ingress and egress, and shall be used only for agricultural purposes and hunting purposes. No permanent residential home or residential structure shall be erected. None of the above persons, their successors or assigns shall use any portion of their land for livestock confinement purposes.

This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the Grantees.

Dated this 25 day of August, 2015.

HAL S. CHASE TRUST CREATED UNDER  
THE TRUST AGREEMENT DATED  
FEBRUARY 12, 1998

By Hal S. Chase  
Hal S. Chase, Trustee

James W. Mease  
James W. Mease

Sue Anne Mease  
Sue Anne Mease

Shane K. Pashek  
Shane K. Pashek

Anne E. Pashek  
Anne E. Pashek

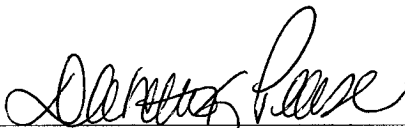
Steven C. Johnson  
Steven C. Johnson

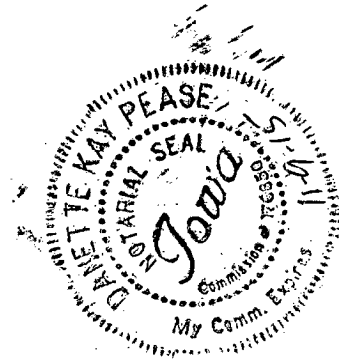
See Signature Page Attached  
Teresa L. Johnson

**Additional Signature Page  
To  
Easement Agreement and Restrictive Covenant**

  
\_\_\_\_\_  
Teresa L. Johnson

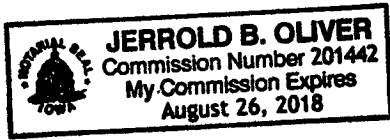
This Easement Agreement and Restrictive Covenant was acknowledged before me on this 21 day of August, 2015, by Teresa L. Johnson, spouse of Steven C. Johnson.

  
\_\_\_\_\_  
Name: Darlette K Pease  
Notary Public in and for the State of Iowa  
My Commission expires: 11-9-15



STATE OF IOWA, COUNTY OF MADISON

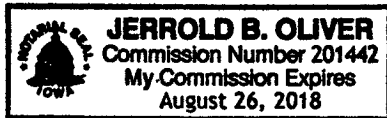
This instrument was acknowledged before me on this 25 day of August, 2015, by Hal S. Chase, as Trustee of the Hal S. Chase Trust created under the Trust Agreement dated February 12, 1998.



Jerrold B. Oliver  
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

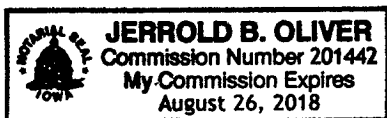
This instrument was acknowledged before me on this 25 day of August, 2015, by James W. Mease and Sue Anne Mease.



Jerrold B. Oliver  
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

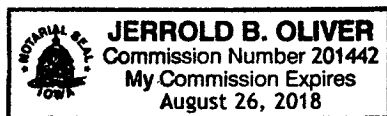
This instrument was acknowledged before me on this 25 day of August, 2015, by Shane K. Pashek and Ann E. Pashek.



Jerrold B. Oliver  
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 25 day of August, 2015, by Steven C. Johnson.



Jerrold B. Oliver  
Notary Public in and for said State of Iowa

Exhibit "A"  
Chase Description

The East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 9.75 acres, as shown on Plat of Survey filed in Book 2010, Page 1563 on July 8, 2010, in the Office of the Recorder of Madison County, Iowa,

Exhibit "B"  
Johnson Description

The West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) except three (3) acres in the Northwest corner thereof lying North of Middle River; **AND** all that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) lying and being West and North of Middle River and containing 30 acres, more or less; **ALL** in Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **AND** Parcel "A" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and in Lots One (1), Two (2), and Three (3) of the Subdivision of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), containing 15.04 acres, as shown in Plat of Survey filed in Book 2004, Page 2246 on May 17, 2004, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "B" located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), containing 9.75 acres, as shown in Plat of Survey filed in Book 2010, Page 1563 on July 8, 2010, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** Parcel "D" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), containing 34.36 acres, as shown in Plat of Survey filed in Book 2015, Page 1577 on June 8, 2015, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "E" located in the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), containing 49.69 acres, as shown in Plat of Survey filed in Book 2015, Page 1577 on June 8, 2015, in the Office of the Recorder of Madison County, Iowa.