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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731
✓ ✓ Return to: Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731

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EASEMENT AGREEMENT

Kelly P. Daniels and Leah F. Daniels, husband and wife, hereinafter called "Grantors", for valuable consideration, do hereby grant to Brad Van Horn and Tammy Van Horn, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, hereinafter called "Grantees", and to their heirs, successors and assigns, the perpetual right and easement over, under and across the following described real estate:

A part of Parcel "C" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast Corner of said Parcel "C" and running thence South 00°18'08" West 105.03 feet along the East line of said Parcel "C", thence South 87°58'30" West 70.00 feet along the South line of said Parcel "C", thence North 00°00'00" West to a point on the North line of said Parcel "C", running thence North 89°57'21" East along the North line of said Parcel "C" to the Point of Beginning.

for purposes of ingress and egress and utility purposes over, under and across said easement area.

Grantees shall be solely responsible for the repair and maintenance of said easement area and grantors shall have no responsibility for such repairs and maintenance.

The Grantors warrant and covenant to Grantees that they are the owners of the real estate

upon which said easement area is situated, that they have full right and authority to validly grant this easement, and the Grantees may quietly enjoy their estate in the premises.

Grantors covenant that no act will be permitted within 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.

Dated this 14th day of DECEMBER, 2015.

Kelly P. Daniels
Kelly P. Daniels

Brad Van Horn
Brad Van Horn

Leah F. Daniels
Leah F. Daniels

Tammy Van Horn
Tammy Van Horn

STATE OF IOWA, COUNTY OF MADISON

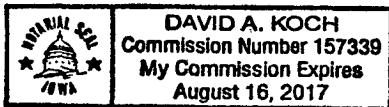
This instrument was acknowledged before me on this 14 day of Dec, 2015, by Kelly P. Daniels and Leah F. Daniels.



Patrick F. Corkran
Notary Public in and for said State

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 18th day of Dec., 2015, by Brad Van Horn and Tammy Van Horn.



David A. Koch
Notary Public in and for said State