

BK: 2016 PG: 3046
Recorded: 10/13/2016 at 11:21:10.0 AM
Fee Amount: \$22.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by and Return to: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273; 515-462-3731

EASEMENT AGREEMENT

Hidden Valley Farms, Inc., hereinafter called "Grantor", for valuable consideration, does hereby grant to Michael L. Thompson and Teresa Thompson, hereinafter called "Grantees", and to their heirs, successors or assigns, the perpetual right and easement over and across the following described real estate:

See description attached,
for the purpose of ingress and egress over and across said easement area for the purpose of access to Grantee's adjacent real estate.

The Grantor warrants and covenant to the 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.

Grantor covenants 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.

Grantor shall be solely responsible for the repair and maintenance of all items installed in the easement area and shall, upon installation, maintenance or repair of any item installed in the easement area, restore the surface of the easement area to its condition existing prior to such installation, repair or maintenance. This easement shall terminate in the event the items installed in the easement area are removed by Grantees, their heirs, successors or assigns.

Dated this 16 day of August, 2016.

HIDDEN VALLEY FARMS, INC.

By Debra Hansen
DEBRA HANSEN, Grantor
PRESIDENT

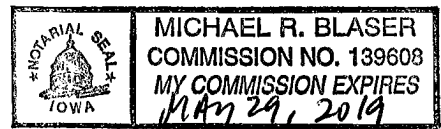
Michael L. Thompson
Michael L. Thompson, Grantee

Teresa Thompson
Teresa Thompson, Grantee

STATE OF IOWA :
:SS
POLK COUNTY :

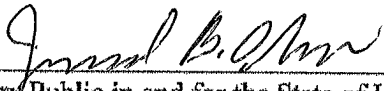
On this 16th day of August, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared DEBRA HANSEN, as PRESIDENT of Hidden Valley Farms, Inc., to me personally known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public in and for the State of Iowa

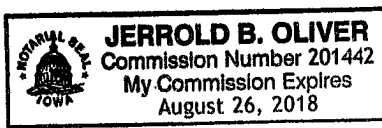


STATE OF IOWA :
 :SS
MADISON COUNTY :

On this 16 day of August, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael L. Thompson and Teresa Thompson, to me personally 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.



Notary Public in and for the State of Iowa



Parcel B as described in the Plat of Survey filed July 8, 2016 in Book 2016, Page 1945, being a part of the Southeast quarter of the Southwest quarter (SE ¼ SW ¼) of Section 3, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa