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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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**EASEMENT AGREEMENT
Recorder's Cover Sheet**

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

Taxpayer Information: Rhonda L. Ayers, 510 N. Cross Street, St. Charles, IA 50240

✓ **Return Address:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Todd Kitzerow and Nicole Kitzerow

Grantees: Rhonda L. Ayers

Legal Description: See Page 2

Document or instrument number if applicable:

EASEMENT AGREEMENT

Todd Kitzerow and Nicole Kitzerow, husband and wife, hereinafter called "Grantors, for valuable consideration, do hereby grant to Rhonda L. Ayers, hereinafter called "Grantee, and to her heirs, successors or assigns, the perpetual right and easement upon, over and under the following described real estate:

See Exhibit "A" Attached

together with the right of ingress and egress over and across said easement area for the purpose of replacing, repairing and maintaining laterals for a private sewage disposal system upon said easement area.

The Grantors warrant and covenant to the Grantee 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 Grantee may quietly enjoy her estate in the premises.

Grantors 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.

Grantee shall be responsible for the repair and maintenance of the easement area and shall, upon replacement, 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 replacement, repair or maintenance. Grantee shall also be responsible for any necessary repair of any fence damaged by such replacement, maintenance or repair of any such items.

Dated this 11th day of June, 2018.

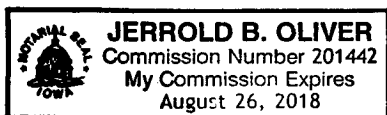
Rhonda L. Ayers
Rhonda L. Ayers

Todd Kitzerow
Todd Kitzerow

Nicole Kitzerow
Nicole Kitzerow

STATE OF IOWA, COUNTY OF MADISON

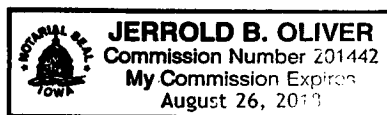
This instrument was acknowledged before me on this 11 day of June, 2018 by Rhonda L. Ayers.



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 11 day of June, 2018 by Todd Kitzerow and Nicole Kitzerow.



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

EXHIBIT "A"

Commencing at the Southwest Corner of the following described real estate:

Parcel "G" in the Southwest Quarter of the Southwest Quarter of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2008, Page 2771 in the Recorder's Office of Madison County, Iowa,

And running North 250 feet to the point of beginning, thence North 40 feet, thence West 15 feet, thence South 40 feet, thence East 15 feet to the point of beginning.