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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Return To: Tyrone D. Hill, 1657 Highway 169, Winterset, IL 50273

Prepared By: Janet Hill 217-653-5972

1659 Highway 169, Winterset, IL 50273

PRIVATE UTILITY EASEMENT

Kristen J. Welch, now known as Kristen J. VanPelt, (hereinafter called "Grantor") is the current titleholder to the following described real estate. to-wit:

Parcel "D", located in the Southeast Quarter (SE ¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West and in the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North Range Twenty-seven (27) West of the 5th P.M. all in Madison County, Iowa, containing 63.004 acres, as shown in Amended Plat of Survey filed in Book 3, Page 505 on October 29, 1999 in the office of the Madison County Recorder. Iowa EXCEPT Parcel "E", a part of Parcel "D", containing 23.323 acres, as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa, And EXCEPT Parcel "F", a part of Parcel "D", containing 19.174 acres as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa.

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, Grantor does hereby sell, grant and establish the following Private Utility Easement over and across the following described parcel;

Beginning at the Northeast Corner of Parcel "F" in the Southeast Quarter of Section 1, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 82° 04' 36" East 226.82 feet to a point on the West right-of-way line of U.S. Highway No. 169; thence South 18° 13' 18" East 30.07 feet along said West right-of-way line; thence South 82° 04' 36" West 237.15 feet to a corner of said Parcel "F", thence South 82° 04' 36" West 237.15 feet to a corner of said Parcel "F" thence North 01° 34' 54" East 30 feet to the point of Beginning.

The Private Utility Easement is for the benefit of:

Parcel "J" a part of Parcel "F" in the Southeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., as shown in Plat of Survey recorded on September 28, 2017, in Book 2017, Page 3057 of the Recorder's Office of Madison County, Iowa, together with the Easement located herein. ("Benefited Parcel")

The Benefited Parcel shall be entitled to utilize the Easement Area for the installation of utilities including but not limited to water, electricity, phone, cable and services.

This Easement will be binding on the successors and assigns in title to both the benefited and burdened parcels described above.

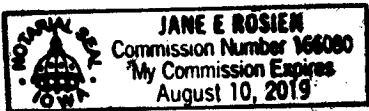
Dated this 17 day of August, 2018.



Kristen J. VanPelt, formally Kristen J. Welch

State of Iowa

County of Madison

On this 17 day of August, 2018, before me, a Notary Public, personally appeared Kristen J. VanPelt, to me known to be the person who is named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.




Notary Public in and for said State of Iowa

