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INDX **ANNO** SCAN

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

Prepared By: Mark L. Smith, PO Box 230, Winterset, IA 50273 Telephone: 515/462-3731 Return Document To: Mark L. Smith, PO Box 230, Winterset, IA 50273

EASEMENT

McCartney Trim Corporation, hereinafter called "Grantor", for valuable consideration, does hereby grant to Donald G. Bear, hereinafter called "Grantee", a utility easement over the ten feet immediately south of the presently existing ingress/egress easement upon the followingdescribed real estate:

The 10 Feet immediately south of the south line of the following described property:

The 25 feet wide Ingress/Egress Easement shown in the Plat of Survey for Parcel "D" in the Southeast Quarter (SE1/4) and the Northeast Quarter (NE1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed September 10, 2018, in Book 2018, Page 2904 of the Recorder's Office of Madison County, Iowa.

Grantor had previously granted the Grantee the 25 feet ingress/egress easement shown above. Grantor now agrees to grant the Grantee an easement to bring any and all utility services to the benefitted property on the ten feet south of the ingress/egress easement. Grantee and its successors and assigns shall restore and repair any damage to the easement area caused by Grantee in the exercise of Grantee's rights under this easement. No work on the easement shall

be done prior to July 1, 2019, and after the utilities are installed the easement shall be marked by the Grantee.

Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted. Grantor, in all other respects, shall be allowed to continue to use the easement area as it normally would, with the exception that no act shall be permitted that would disturb the underlying utilities. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Grantor warrants and covenants to the Grantee that it is the owner of the real estate upon which said easement area is situated, that it has the full right and authority to validly grant this easement, and the Grantee may quietly enjoy their estate in the premises.

Dated this 3	day of May	, 20 <u>1 °</u> l
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McCartney Trim Corporation, Grantor

Title: Tresident

STATE OF IOWA

:SS

Madison COUNTY

Subscribed and sworn to before me by <u>Marc MCCarrey</u> the of McCartney Trim Corporation on this <u>3</u> day of <u>May</u>

Notary Public in and for the State of Lo

