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EASEMENT FOR  
RIGHT OF WAY

10655  
Ser. No. \_\_\_\_\_  
POLK COUNTY, IOWA  
FILED FOR RECORD  
AT OCT 17 1972 A.M.  
KENNETH W. FENTON, RECORDER  
*Sh. C. ...*

KNOW ALL MEN BY THESE PRESENTS:

That for good and valuable consideration, receipt of which is hereby acknowledged, COUNTRY CLUB INVESTMENT CO., a Limited Partnership, does hereby grant to JERRY A. GADDIS, of Wichita, Kansas, a non-exclusive easement for right of way through and across Lot 10, Golf and Country Club, Plat 10, an Official Plat, now included in and forming a part of the City of West Des Moines, Iowa, for ingress and egress to any portion of Lot 8, Golf and Country Club, Plat 10, which he may acquire within six (6) months from the date hereof.

It is expressly agreed that the Grantee by acceptance hereof agrees to the following terms and conditions:

- A. The easement thus granted is not an exclusive easement and is subject to the equal right of ingress and egress on the part of the Grantor, its successors and assigns, and Stoner Development Co., over, under and above the same portion of the said property, which right is hereby expressly reserved.
- B. The Grantee will share with the owners of Lot 6, Golf and Country Club, Plat 10, the cost of maintenance, repair and snow removal on Lot 10, Golf and Country Club, Plat 10, an Official Plat, now included in and forming a part of the City of West Des Moines, Iowa, as soon as the Grantee commences development of any part of Lot 8, Golf and Country Club, Plat 10, when, as and if the Grantee obtains ownership thereof.
- C. The Grantee may initiate a request for the acceptance and dedication of the easement property by public officials as a public street and if acceptance be approved by a public body, Grantor shall quit claim the property to the public body for use as a public street.
- D. The Grantor reserves the right at any time to initiate a request for the acceptance of the easement property by public officials as a public street and if acceptance be approved by a public body, the Grantor may convey the easement property to such public body free and clear of any rights of the Grantee except those possessed as the owner of property abutting upon a public street and this easement shall cease and determine and become null and void and of no effect.

This easement shall inure to the benefit of the Grantees, his heirs, executors, administrators, assigns and grantees.

Dated at Des Moines, Iowa, October 16, 1972.

COUNTRY CLUB INVESTMENT CO.

By *Robert E. Dreher*  
Robert E. Dreher, General Partner

Accepted by:

*Jerry A. Gaddis by John E. ...*  
Jerry A. Gaddis By John E. ... Attorney in Fact

NO. 4331 FILE 682

STATE OF IOWA )  
County of Polk ) ss

On this 16th day of October, 1972, before me a Notary Public, in the State of Iowa, personally appeared Robert E. Dreher, to me known to be the General Partner of Country Club Investment Co., and acknowledged that he executed the foregoing instrument as his voluntary act and deed and the voluntary act and deed of the said limited partnership.



*[Signature]*  
Notary Public in the State of Iowa

STATE OF Iowa )  
County of Polk ) ss

On this 14th day of October, 1972, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared John E. Cardman, to me known to be the person named in and who accepted the foregoing Easement for Right of Way, and acknowledged that he executed said instrument as his voluntary act and deed.



*[Signature]*  
Notary Public in the State of Iowa