

RECORDED  
FEE 1011  
BOOK 2001 1895  
2001 JUN 25 PM 3:57

1/2

THIS INSTRUMENT PREPARED BY: JEFFREY N. BUMP, BUMP & BUMP ATTORNEYS AT LAW  
PANORA, IOWA 50216 641/755-2131 GUTHRIE CO. IOWA

EASEMENT

THIS EASEMENT is granted by Republic Postal Group, LLC, its successors and assigns (hereinafter "GRANTOR") to Patrons Mutual Insurance Association, its successors and assigns (hereinafter "GRANTEE").

WHEREAS, GRANTOR is the owner of the real property (hereinafter "GRANTOR'S PROPERTY"), legally described as Lot 10 in Block 17 of the Original Town of Stuart, Guthrie County, Iowa.

WHEREAS, GRANTEE is the owner of certain real property adjacent to GRANTOR'S PROPERTY (hereinafter referred to as "GRANTEE'S PROPERTY"), legally described as Lots 11 and 12 in Block 17 of the Original Town of Stuart, Guthrie County, Iowa.

WHEREAS, GRANTOR desires to grant a perpetual easement to GRANTEE over and across a portion of GRANTOR'S PROPERTY for the purpose of making certain surface-area improvements which will facilitate water drainage between the parties' properties, and to prevent unauthorized persons from entering said area.

NOW THEREFORE, in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, GRANTOR does hereby grant unto GRANTEE, its successors and assigns, a perpetual easement over and across a portion of GRANTOR'S PROPERTY which is shown on the attached Plat of Survey dated May 30, 2001 as lying directly West of the "Post Office Building", and continuing in a 3.0 foot width due South past the "Post Office Building" to the Southern-most boundary of GRANTOR'S PROPERTY. The easement granted herein shall be no wider than 3.0 feet at any point, and shall not alter in any way the existing structure on GRANTOR'S PROPERTY. The improvements made by GRANTEE shall be for the purpose of facilitating water drainage between the properties, and GRANTEE shall be entitled to construct a structure or wall to prevent unauthorized persons from entering the area. All improvements shall be at GRANTEE'S sole cost.

The easement as heretofore described shall be exclusive to GRANTEE and its successors in title, and shall be deemed a covenant running with the title to GRANTOR'S PROPERTY and GRANTEE'S PROPERTY.

Dated this 13<sup>th</sup> day of June, 2001.

REPUBLIC POSTAL GROUP, LLC

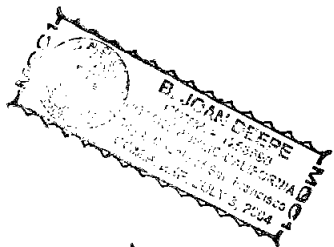
By: Jeff Carney, ~~Manager~~ Vice-President

STATE OF CALIFORNIA, San Francisco COUNTY, ss:

BOT

On this 13<sup>th</sup> day of June, 2001 before me, a Notary Public in and for said County and State, personally appeared Jeff Carney, who being by me duly sworn did say that he is the Manager of Republic Postal Group, LLC, a limited liability company, that no seal has been procured by the limited liability company, and that said instrument was signed on behalf of the limited liability company by authority of its manager, and the said Jeff Carney acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

S. Jon Depp, Notary  
Public in and for said County and State

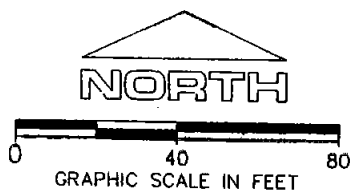
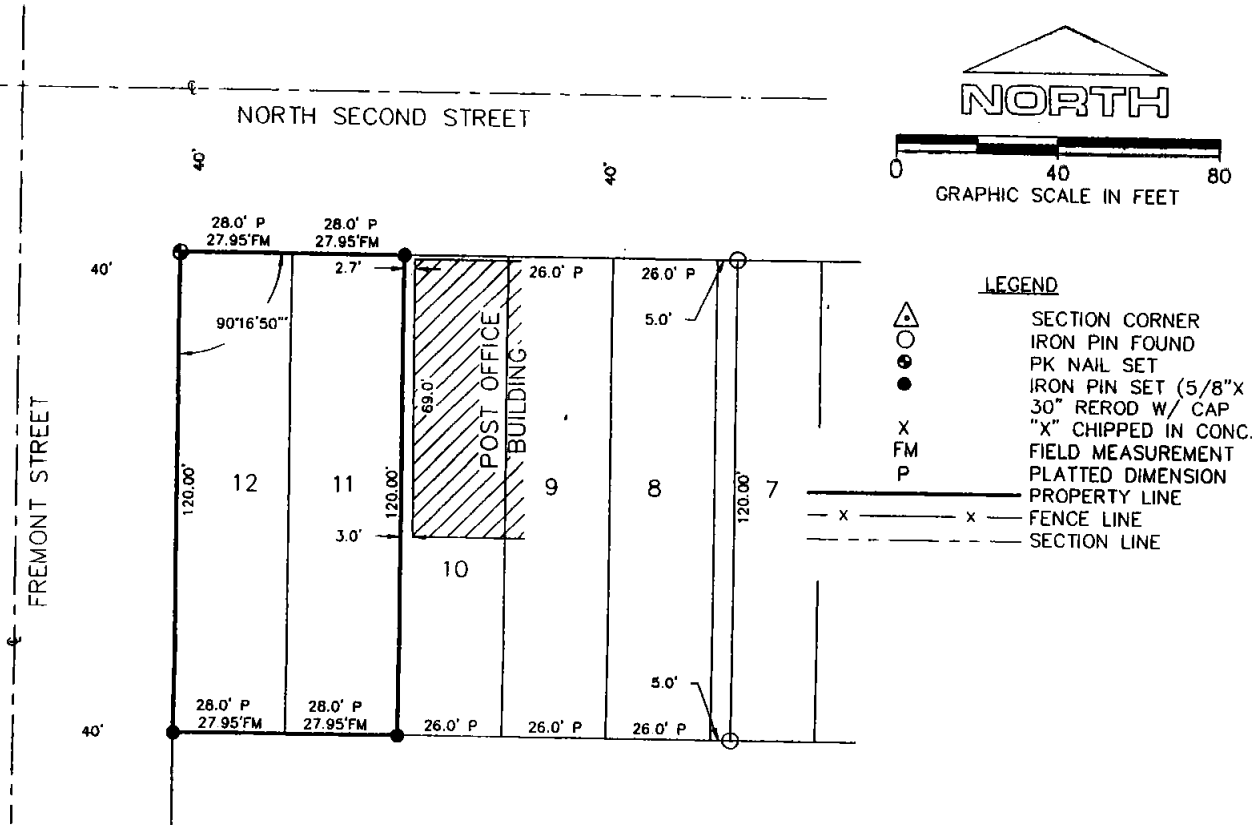


Jeff Bump above

42

WARDER C. HILLHOUSE, JR. MHE ENGINEERING P.C. 300 W. MCKINLEY JEFFERSON, IA. (515)386-4101

PLAT OF SURVEY  
LOTS 11 AND 12 IN BLOCK 17  
OF THE ORIGINAL TOWN OF STUART,  
GUTHRIE COUNTY, IOWA.



- LEGEND**
- △ SECTION CORNER
  - IRON PIN FOUND
  - PK NAIL SET
  - IRON PIN SET (5/8" X 30" REROD W/ CAP
  - "X" CHIPPED IN CONC.
  - X FIELD MEASUREMENT
  - FM PLATTED DIMENSION
  - P PROPERTY LINE
  - x - - x - - FENCE LINE
  - - - - - SECTION LINE

FOR USE AND BENEFIT OF:  
PATRONS MUTUAL INSURANCE

**FIELD NOTES:**

LOTS 11 AND 12 IN BLOCK 17 OF THE ORIGINAL TOWN OF STUART, GUTHRIE COUNTY, IOWA. SUBJECT TO EASEMENTS APPARENT OR OF RECORD.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SURVEY DATE 05/01

*Warder C. Hillhouse, Jr.*

WARDER C. HILLHOUSE, JR.

DATE: 5/30/01  
LICENSED L.S. IOWA NO. 6806  
LICENSE RENEWAL DEC. 31, 2001



M.H.F. ENGINEERING, P.C.  
ENGINEERS - LAND SURVEYORS  
Jefferson, Iowa 50129 Ph. (515)386-4101

01085-1