Book 2005 Page 3369

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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Return to and
This instrument was prepared by Ryan M. Wicks, P.E., TeKippe Engineering, P.C., PO Box 357, Manchester, Iowa 52057, Phone (563) 927-2060

PRIVATE WATER SERVICE LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Francis and Irma Cox, hereinafter referred to as Grantor, by Dean and Jacqueline Sherman, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns, a perpetual easement - said easement being a 20-foot wide Private Water Service Easement. The Grantee shall have the right to construct, operate, inspect, repair, maintain and replace a water service line across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa, said land being as follows:

Part of the NE ¼ of the NE ¼ of Section 32, Township 89 North, Range 5 West of the Fifth PM and more particularly described in Warranty Deed recorded in Book 2003, Page 3609 in the office of the Delaware County Recorder.

And said easement being as follows:

The South 20 feet of the North 60 feet of the above described property. SEE "Exhibit A".

The consideration recited above shall constitute payment in full for any damage to the land of the Grantor, the estate's successors assigns and heirs, by reason of the installation, operation, and maintenance of the structures or improvements herein referred to. The Grantee covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor, the successors and assigns. The provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

Dated this 6 day of Sept. 2005.

GRANTOR ACKNOWLEDGEMENT

Francis Edwin Cox

Irma Jeanne Cox

INDIVIDUAL ACKNOWLEDGMENT

State of Iowa)
) SS.
County of Delaware)

On this 6 day of Sept., 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Francis Edwin Cox and Irma Jeanne Cox, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

RYAN M. WICKS
Iowa Notarial Seal
Commission Number: 723753
My Commission Expires: 08-04-2006

GRANTEE ACKNOWLEDGEMENT

Dean Sherman

Dean Sherman

Jacqueline Sherman

Jacqueline Sherman

INDIVIDUAL ACKNOWLEDGMENT

State of Iowa)
) SS.
County of Delaware)

On this 21 day of SEPTEMBER 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dean Sherman and Jacqueline Sherman, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

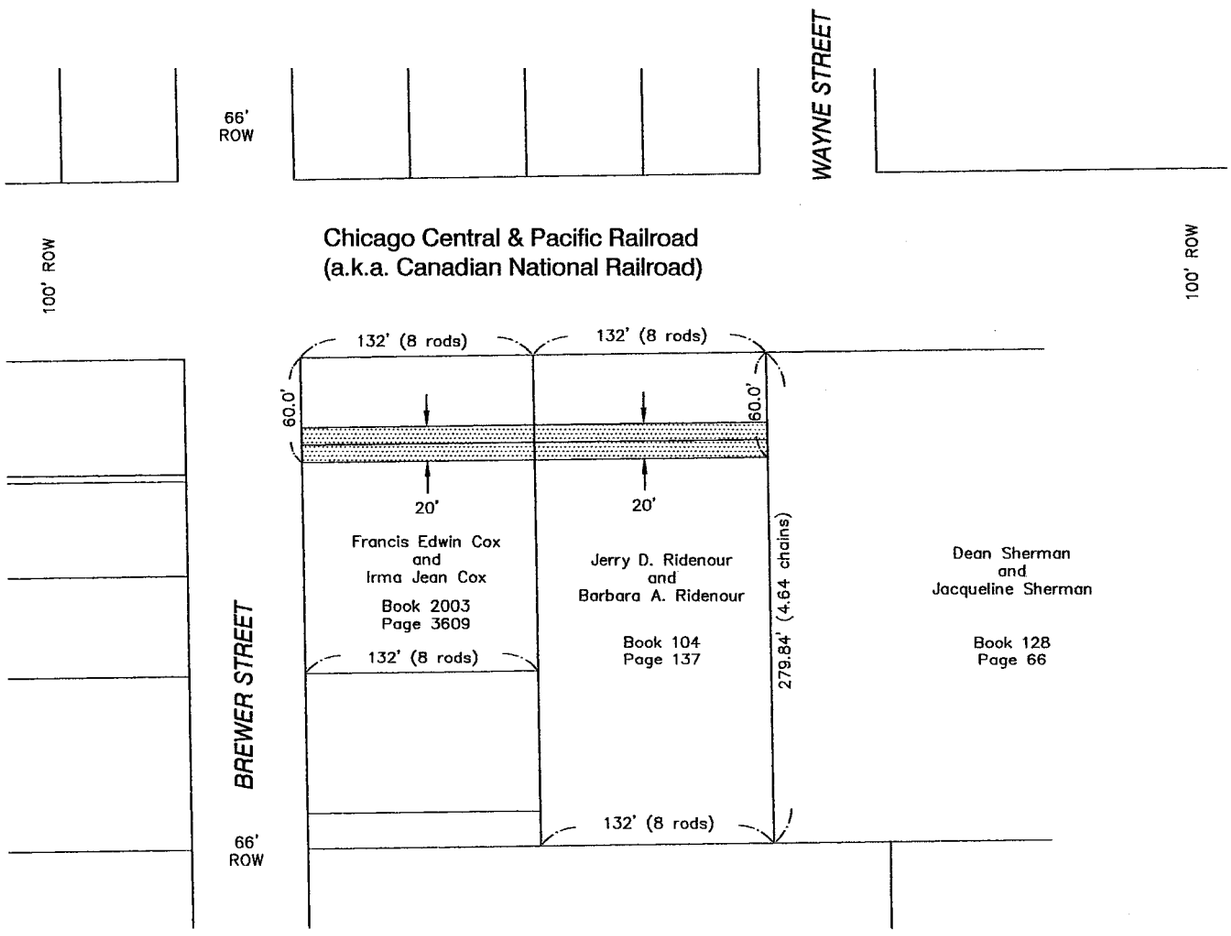
RYAN M. WICKS
Iowa Notarial Seal
Commission Number: 723753
My Commission Expires: 08-04-2006

Ryan M Wicks

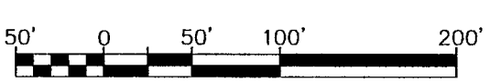
Notary Public in and for the State of Iowa

"Exhibit A"

Water Service Easement in the NE 1/4 – NE 1/4 Section 32 – T89N – R5W City of Manchester, Delaware County, Iowa







1 inch = 100 ft.

Easement was drafted on August 29, 2005.

LEGEND

Proposed Permanent Easement.. _____

Permanent Easement Area..... ▒▒▒

TeKIPPE ENGINEERING, P.C.

128 South Vine Street
West Union, IA 52175
www.tekippe.com
PH. (563) 422–5131
FAX (563) 422–5884

1919 210th Street
P.O. Box 357
Manchester, IA 52057
PH. (563) 927–2060
FAX (563) 927–3603

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