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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Candi Christensen, Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200
RETURN TO: Terry Krapfl, Box 215, Indianola, IA 50125, 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Lea Gunnell and Rebekah Wells, a married couple,

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement with the right, at any time, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove one or more water pipelines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

A parcel of land in the West Half (1/2) of the Southwest Quarter (1/4) of Section Fourteen (14), and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the Northeast corner of said West Half (1/2) of the Southwest Quarter (1/4); thence along the East line of said West Half (1/2), South 00°41'06" East 674.48 feet to the Point of Beginning, thence continuing South 00°41'06" East 960.66 feet; thence South 85°47'53" West 1371.13 feet; thence parallel with and 33 feet West of the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), North 00°16'37" West 414.76 feet; thence South 89°46'26" East 66 feet; thence parallel with and 33 feet East of the West line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), North 00°16'37" West 646.21 feet; thence North 89°59'00" East 1295.10 feet to the Point of Beginning, containing 30.683 acres, more or less, including 0.729 acres of public road right-of-way.

together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this Easement.

The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto constructed by GRANTEE. In addition, if the easement area, as described herein, does not abut the nearest public road right-of-way, the easement area shall be expanded to extend to the nearest public road right-of-way line.

The Grantor and Grantee agree that no structures, buildings, fences, barricades or any other temporary or permanent obstruction of any kind shall be constructed or placed on any portion of the easement area. Furthermore, the Grantee agrees not to remove any dirt or in any way disrupt the grade over and above the easement area.

It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, will be kept to a minimum.

The grant and other provisions of this Easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 29 day of October, 2021.

Lea Gunnell

Rebekah Wells

STATE OF IOWA, ss:

This instrument was acknowledged before me on October 29th, 2021 by Lea Gunnell and Rebekah Wells.



Candace Christensen
NOTARY PUBLIC