



Document 2023 800

Book 2023 Page 800 Type 06 001 Pages 3

Date 4/21/2023 Time 8:02:37AM

Rec Amt \$17.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

UTILITY EASEMENT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
(515) 462-4912

Taxpayer Information: (name and complete address)

S & R Enterprises, LLC, 114 E. Jefferson Street, Winterset, IA 50273

Return Document To: (name and complete address)

Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

S & R Enterprises, LLC

Grantees:

S & R Enterprises, LLC

Legal Description: See Page 1

Document or instrument number of previously recorded documents: N/A

UTILITY EASEMENT

WHEREAS, S & R Enterprises, LLC is the owner of the following described parcels of real estate:

The North 26 feet and 4 inches of the South Half (½) of Lot One (1), and the East 22 feet of the North 26 feet and 4 inches of the South Half (½) of Lot Two (2) in Block Seventeen (17) of the Original Town Plat of Winterset, Madison County, Iowa; (hereinafter referred to as Parcel "A")

AND

The West Two-thirds (2/3) of Lot Two (2) in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa; (hereinafter referred to as Parcel "B")

and,

WHEREAS, the water utilities, including the water line and related accessories and appurtenances for water service, to and for Parcel "B" are located within and run through Parcel "A".

NOW THEREFORE, S & R Enterprises, LLC, owner of Parcel "A" (hereinafter "Grantor"), does hereby grant to S & R Enterprises, owner of Parcel "B" (hereinafter "Grantee"), the perpetual right and easement over, along, across, through and under Parcel "A", as described above, together with the right of ingress and egress, for the purpose of repair, maintenance, replacement or other service necessary for continued water utility service to Parcel "B", as described above.

Grantor warrants that it is the owner of the real estate upon which the easement is being granted; and, that it has the full right and authority to validly grant this easement.

No structure or improvement shall be constructed upon Parcel "A", as described above, which would interfere or be inconsistent with the easement rights granted herein.

This easement shall run with the land and bind and inure to the benefit of the heirs, successor and assigns of the parties.

Dated: April 20, 2023


S & R ENTERPRISES, LLC.



Gregory M. Shahan, Member- Manager



Jeffrey A. Shahan, Member-Manager



Jane E. Rosien Hardy, Member-Manager

STATE OF IOWA :
: ss
COUNTY OF MADISON :

Subscribed and sworn to before me on this 20th day of April 2023 by Gregory M. Shahan, Jeffrey A. Shahan and Jane E. Rosien Hardy, as Member-Managers of S & R Enterprises, LLC.





Notary Public in and for the State of Iowa