



Document 2024 2164

Book 2024 Page 2164 Type 06 001 Pages 1

Date 9/06/2024 Time 12:09:12PM

Rec Amt \$7.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

THIS DOCUMENT PREPARED BY: Candace 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:

Carly Marie Parker and Wade Alan Wearmouth, single person(s),

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:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND all that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) lying South and West of a line drawn diagonally from the Northwest Corner thereof to the Southeast Corner thereof. EXCEPT a parcel of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 4.214 acres, as shown in Plat of Survey filed in Book 2, Page 323 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa; AND Lot Two (2) of Parker Acres Subdivision, located in the East Half of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14).

2644 St. Charles Rd.

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 15 day of July, 2024.

Carly Marie Parker

Wade Alan Wearmouth



STATE OF IOWA, ss:

This instrument was acknowledged before me on July 15, 2024 by Carly Marie Parker and Wade Alan Wearmouth.

NOTARY PUBLIC