



Document 2026 1639

Book 2026 Page 1639 Pages 1

Date 6/08/2026 Time 11:18:14AM

Rec Amt \$7.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Sarah Hansen, 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:

Jessica Sarcone and Nicholas Sarcone, 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:

Parcel "D" of the Southeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "E" Beginning at the Southwest Corner of said Parcel "D", thence N00°27'53"E on the West Line of said Parcel "D", A distance of 1321.94 feet to the Northwest Corner of said Parcel "D", Thence S88°43'51" E on the North line of said Parcel "D", a distance of 860.00 feet; thence S00°00'00"E, a distance of 322.55 feet; thence S33°53'54"W, a distance of 1068.22 feet to the point on the north right of way of County Highway G50 also known as Saint Charles Road; thence S01°24'41"W on said North Right of Way, a distance of 40.00 feet; thence S01°24'41"W, a distance of 60.00 feet to a point on the south line of said Parcel "D"; thence N88°40'11"W on said south line of Parcel "D", a distance of 272.35 feet to the point of beginning.

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 20 day of MAY, 2026.

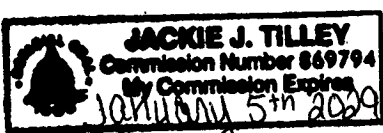
Jessica Sarcone

Nicholas Sarcone

STATE OF IOWA :

COUNTY OF Warren : SS :

This instrument was acknowledged before me on May 20th, 2026 by Jessica Sarcone and Nicholas Sarcone.


NOTARY PUBLIC