



Document 2026 693

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Date 3/16/2026 Time 10:40:27AM

Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

W ✓ **Return to Xenia Rural Water District, 23998 – 141st St., P.O. Box 39, Bouton, IA 50039-0039**
Preparer **Laird Van Dee** 23998 141st Street Bouton, IA 515-676-2117
Information **Individual's Name** **Street Address** **City** **Phone**

**SPACE ABOVE THIS LINE
FOR RECORDER**

LIMITED EASEMENT

(FMHA Approved)

297629hytmy

RE: Hal Yeager and Tamara McKinley-Yeager

Parcel "B", located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 38.20 acres, as shown in Plat of Survey filed in Book 2024, Page 449 on March 1, 2024, in the Office of the Recorder of Madison County, Iowa.

The undersigned, as Owner(s) of record of the real estate described above, for one dollar and other good and valuable consideration received, hereby grant(s), sell(s), transfer(s) and convey(s) to Xenia Rural Water District (the "District"), its successors and assigns, an affirmative and perpetual easement in, to, and running with the real estate described above, together with a general and perpetual right of ingress and egress upon such real estate, LIMITED AS FOLLOWS:

1. This easement is solely for the general purposes of construction and laying and thereafter using, operating, inspecting, maintaining, repairing, replacing or removing water pipeline and any necessary appurtenances thereto over, across and through the real estate described above; and,
2. Once such water pipeline and any necessary appurtenances thereto are installed and operating, then this easement (except the general rights of ingress and egress) shall be automatically reduced in scope to a width of thirty feet (or fifty feet if water pipeline is 14" or larger), the centerline of which shall be the water pipeline and any necessary appurtenances thereto.

The District, its successors and assigns, hereby promise to maintain such water pipeline and any necessary appurtenances in good repair so that damage to adjacent real estate of Owner(s), if any damage there be, will be kept to a minimum. Said pipeline shall be placed within 30 feet from and adjacent to existing road right-of-way; provided, however, that grantee may deviate from said course to avoid natural and/or manmade barriers or obstructions.

The District further agrees:

1. To repair, or pay to repair, any tile lines and fences injured or destroyed during construction and in the course of maintenance thereafter.
2. To pay for any crops damaged or destroyed in the course of maintenance beginning one year from the date of initial construction.
3. As long as there is adequate water available, the Owner or successor Owners of the above described property may, by paying the current connection fee and other associated costs at that time, avail themselves to any number of water service hook-ups.

Executed this 2nd day of March, 2026.

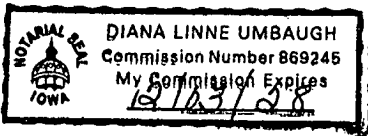
[Signature]
Hal Yeager

[Signature]
Tamara McKinley-Yeager

INDIVIDUAL
State of Iowa County of Madison, ss:

On this 2nd day of March, 2026, before me, the undersigned Notary Public in and for the aforesaid County and State, personally appeared

Hal Yeager to me known to be the same and identical person(s) who executed the within and foregoing instrument, and acknowledge that he/she executed the same as his/her voluntary act and deed.

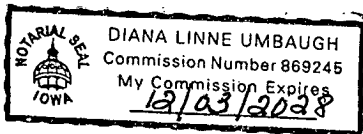


[Signature]
Notary Public in and for the Said County and State

INDIVIDUAL
State of Iowa County of Madison, ss:

On this 2nd day of March, 2026, before me, the undersigned Notary Public in and for the aforesaid County and State, personally appeared

Tamara McKinley-Yeager
to me known to be the same and identical person(s) who executed the within and foregoing instrument, and acknowledge that he/she executed the same as his/her voluntary act and deed.



[Signature]
Notary Public in and for the Said County and State