

DEED	20 th
BOOK	
PAGES	1 st

COPIED	✓
RECORDED	✓
INDEXED	✓

FILED NO. **003963**
 BOOK **142** PAGE **490**
 2000 APR 21 AM 11:28

WATER USAGE AND LINE EASEMENT

SCHELLE UTSLER
RECORDER
IOWA COUNTY, IOWA

✓ Prepared By A. Zane Blessman Law Firm, ST
 113 N. John Wayne Drive, Winterset, IA 50073 515-463-1666
 In consideration of One Dollar (\$1.00) and other good and

valuable consideration, Hans C. Cooper and Sherry L. Cooper husband and wife, hereby convey to James L. Thalacker and Sara A. Thalacker, husband and wife, their heirs, successors and assigns, a perpetual easement for the purpose of installing, using, maintaining, repairing, replacing and reconstructing a water well and underground waterline(s) and other necessary equipment appurtenance to the real estate described in Exhibit "A" , together with the right of ingress and egress, twenty (20) feet either side of the existing water line(s) and twenty (20) feet surrounding the existing well.

All line and pump maintenance, repair, replacement or reconstruction shall be at the expense of grantees and their heirs, successors and assigns. Grantees and their heirs, successors and assigns shall be responsible for payment of all damage to the crops or real estate of grantors and their heirs, successors and assigns occasioned by the use, maintenance, repair, replacement or reconstruction of the well or underground waterline by grantees and their agents, employees, heirs, successors and assigns. Grantors make no warranty as to the quantity or quality of the water the aforesaid well may provide; and grantees, by their execution of this agreement acknowledges that no such representations have been made and that they agree to all the provision of the above and foregoing Water Usage and Line Easement.

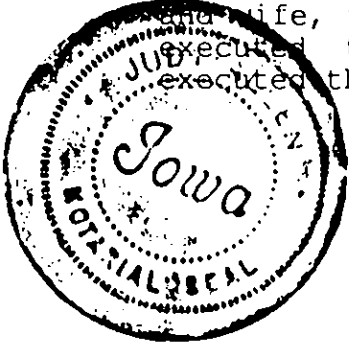
Dated at Winterset, Iowa, this 14 day of April,
2000.

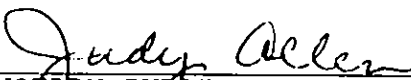

Hans C. Cooper


Sherry L. Cooper

STATE OF IOWA :
 :SS
COUNTY OF Madison:

On this 14th day of April, 2000, before me, the
undersigned, a Notary Public in and for said County and State,
personally appeared Hans C. Cooper and Sherry L. Cooper, husband
and wife, to me known to be the identical persons named in and who
executed the foregoing instrument and acknowledged that they
executed the same as their voluntary act and deed.




NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

Dated at Des Moines, Iowa, this 20th day of April, 2000.

[Signature]
James A. Thalacker

[Signature]
Sara A. Thalacker

STATE OF IOWA :
 :SS
COUNTY OF Polk :

On this 20 day of April, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, and James A. Thalacker and Sara A. Thalacker, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

EXHIBIT "A"

That part of Parcel "A" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the Southwest corner of the Northwest Quarter (¼) of Section Three (3); thence on an assumed bearing of South 89°51'52" East along the South line of said Parcel "A" and the South line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3) a distance of 611.02 feet to the point of beginning; thence North 50°53'47" West 79.27 feet; thence North 00°00'00" West 980.79 feet to the North line of said Parcel "A"; thence South 88°42'00" East along said North line a distance of 506.59 feet to the West line of said Parcel "A"; thence South 00°00'00" East along said West line a distance of 1020.35 feet to the South line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3); thence South 00°00'00" East 11.10 feet to the South line of said Parcel "A" and the centerline of a Madison County Highway; thence North 89°45'16" West along said South line and centerline a distance of 349.47 feet; thence North 83°38'04" West 96.07 feet to the South line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3) and the point of beginning. Said tract contains 11.99 acres and is subject to Madison County Highway Easement over the southerly 0.31 acres thereof,

