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THIS DOCUMENT PREPARED BY: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, IA 50273 515-462-1691

FILED NO. 003471

BOOK 140 PAGE 825

EASEMENT

2000 MAR 20 PM 2:43

KNOW ALL MEN BY THESE PRESENTS:

HOWARD B. BENZ

RONELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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 to erect, construct, install, lay and thereafter use, operate inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

East One-Half (1/2) of the Southeast Quarter (1/4) of Section Ten (10), Township 77 North, Range 22 West of the 5th P.M., Madison County, Iowa

1389 120th St.

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 shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto. The easement shall be located on the south 32 feet of the above described real estate. Waterline will be installed in the County Right-of-Way, for approximately 350 feet, at the homesite/lawn area.

It is agreed that GRANTEE shall repair any fence or tile lines damaged by GRANTEE during the term of this easement.

It is agreed that crop damage will be paid by the GRANTEE during initial construction and thereafter during any repair of waterline. The GRANTEE, 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 GRANTORS, if any damage there be, 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 WHERE OF, the GRANTORS have executed this instrument this 15 day of Dec., 1999.

Howard B. Benz
Howard B. Benz

STATE OF IOWA, ss:

On this 15 day of Dec., 1999, before me the undersigned, a notary public in and for State of Iowa appeared Howard B. Benz to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed and same as their voluntary act and deed.

James R Halterman
Notary Public

