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NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 563-462-1691

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

William O. Dippold and Beverly I. Dippold, hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable Consideration, hereby grant and convey unto Warren Water, Inc., 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:

See attached Exhibit "A".

and locally known as: 3080-170<sup>th</sup>  
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.

It is agreed that, during the period of initial construction, no crop damage will be paid by the GRANTEE. 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 WHEREOF, the GRANTORS have executed this instrument this 27  
day of JULY, 2000

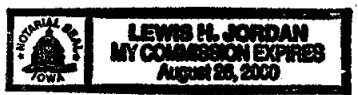
William O. Dippold  
William O. Dippold

Beverly I. Dippold  
Beverly I. Dippold

M6-2164

STATE OF IOWA, MADISON COUNTY, ss:

On this 27 day of JULY, 2000, before me the undersigned, a notary public in and for the State of Iowa appeared to me WILLIAM O. DIPPOLO AND BEVERLY I. DIPPOLO known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Lewis H. Jordan  
Notary Public

Exhibit "A"

The West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Fifteen (15); and, the Northeast Quarter (NE1/4) of Section Sixteen (16), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except the following: A parcel of land located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), North 00°00'00" 330.96 feet, thence North 84°12'58" East 1325.01 feet to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence along said East line, South 00°03'00" West 991.36 feet, thence South 84°08'47" West 1324.31 feet to the West line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence along said West line, North 00°00'00" 661.93 feet to the Point of Beginning, said parcel of land contains 30.014 acres, including 0.752 acres of County road right of way. AND A parcel of land located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter Corner of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section Sixteen (16), South 00°00'00" 661.93 feet to the Point of Beginning; thence continuing along said West line South 00°00'00" 330.97 feet; thence North 84°12'58" East 1325.01 feet to the East line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); thence along said East line North 00°03'00" East 330.46 feet; thence South 84°14'21" West 215.17 feet; thence North 09°08'48" West 625.91 feet; thence South 00°00'00" 627.99 feet; thence South 84°14'21" West 1010.08 feet to the Point of Beginning. Said parcel of land contains 10.726 acres, including 0.251 acres of County road right of way. Sellers reserve a perpetual well easement twenty (20) feet wide, the centerline of said Easement being described as follows: Commencing at the Northeast Corner of the above-described parcel; thence South 84°14'21" West 89.41 feet to Point of Beginning of the centerline of a 20' wide well easement, thence South 00°00'00" 193.09 feet to the terminus of said easement. AND That part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the North Quarter corner of Section Sixteen (16); thence North 84°17' East (the West line of said Northwest Quarter (NW1/4) of Northeast Quarter (NE1/4) is assumed to bear North 00°00' East for the purpose of this description only) along the North line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) 1,010.00 feet, thence South 00°00' West 661.11 feet, thence South 84°14' West 1,010.08 feet to the West line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); thence North 00°00' East, along said West line, 661.93 feet to the point of beginning; containing 15.262 acres, more or less, including 1.241 acres for road right of way over the North and West 33 feet thereof. AND The South Half of the Southwest Quarter of the Northeast Quarter (S1/2 SW1/4 NE1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa containing 19.998 acres including 0.501 acres for county road over the West 33.0 feet thereof. AND Parcel "C", located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), and the East Half (1/2) of the Northeast Quarter (1/4) of Section Sixteen (16), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section 15, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 83°56'58" East along the North line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15, 1309.00 feet to the Northeast corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15; thence South 0°16'42" East along the East line of the West Half (1/2) of the Northwest Quarter (1/4) of said Section 15, 2640.68 feet to the Southeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15; thence South 84°02'48" West along the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15, 1327.15 feet to the West Quarter Corner of said Section 15; thence South 84°07'16" West along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 16; thence North 0°02'36" East along the West line of the East Half (1/2) of the Northeast Quarter (1/4) of said Section 16, 1652.50 feet to a point in an existing fenceline; thence North 89°03'16" East along an existing fenceline, 703.36 feet; thence North 5°11'47" West along an existing fenceline, 1044.79 feet to a point on the North line of the Northeast Quarter (1/4) of said Section 16; thence North 84°17'00" East, 715.26 feet to the Point of Beginning. Said Parcel contains 144.064 acres, including 1.533 acres of County Road right-of-way.