

P. 47

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REC \$ 5⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

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COMPARED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
Telephone: 515-462-1691

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

George Lewis McLaughlin and Margaret F. McLaughlin, 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:

West One-half (W1/2) of the Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., except commencing at the Southeast Corner of the Southeast Quarter (SE1/4) Southeast Quarter (SE1/4) of said Section Twenty-three (23), thence West 1333 feet to the point of beginning, thence West 325 feet, thence North 260 feet, thence East 127 feet, thence Southeasterly to a point 173 feet North of the point of beginning, thence South to the point of beginning

and locally known as: 140th 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.

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 17th day of Oct, 2000

George Lewis McLaughlin
George Lewis McLaughlin

Margaret F. McLaughlin
Margaret F. McLaughlin

M6-2129

STATE OF IOWA, MADISON COUNTY, ss:

On this 17th day of Oct, 2000, before me the undersigned, a notary public in and for the State of Iowa appeared to me George Lewis McLaughlin Margaret F. McLaughlin 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.

Carl L. Evans
Notary Public