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BOOK 144 PAGE 357

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R.M.F. \$ 1⁰⁰

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1601

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Donald W. Heldenbrand and Jean W. Heldenbrand,

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:

The North Half (1/2) of the Southeast Quarter (1/4) of Section Fourteen (14) and the West Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa except Beginning at the center of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence S89°55.50' E 230.0 feet, thence S 0°00' W 330.0 feet, thence S89°55.50' E 100.0 feet, thence S0°00' W 230.0 feet, thence S87°39.75'W 330.3 feet, thence N0°00'E 573.9 feet to the point of beginning containing 3.54 acres, including 0.60 acres of county road and hereafter called Parcel B-NW1/4 SE1/4 Section 14-77-27.

and locally known as:

Quail Ridge

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 4th day of October, ~~19~~ 2000.

Donald W. Heldenbrand
Donald W. Heldenbrand

Jean W. Heldenbrand
Jean W. Heldenbrand

M6-2,271

STATE OF IOWA, MADISON COUNTY, ss:

On this 4th day of October, 2000, before me the undersigned, a notary public in and for the State of Iowa appeared to me Donald W. Heldenbrand and Jean W. Heldenbrand 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.

Patty White
Notary Public

