

REC \$ 5.00  
AUD \$ 1.00  
R.M.F. \$ 1.00

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BOOK 144 PAGE 394

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

EASEMENT

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

James R. Wilson and Georgeanne Wilson, 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:

Parcel B located in the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the NE corner of said Section Thirty (30), thence South 00°00' East (assumed for the purpose of this description only) along the East line of said Northeast Quarter (NE 1/4), 1305.70 feet to the SE corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty (30), thence continuing South 00°00' East along said east line of the Northeast Quarter (NE 1/4), 581.28 feet to the center line of a County Road as presently established; thence Northwesterly along said center line and long a curve to the left having a central angle of 5°36', a radius of 6462.81 feet, an arc distance of 633.04 feet and a chord bearing North 22°40' West, 632.78 feet; thence North 25°28' West, along said center line, 520.80 feet; thence Northwesterly along said center line and along a curve to the left having a central angle of 19°36'; a radius of 675.40 feet; an arc distance of 231.03 feet and a chord bearing North 35°16' West, 229.90 feet; thence North 45°04' West along said center line, 77.75 feet; thence Northerly along said center line and along a curve to the right having a central angle of 55°48'; a radius of 190.21 feet; an arc distance of 185.19 feet and a chord bearing North 17°10' West, 177.96 feet; thence North 10°43' East, along said center line 432.26 feet to the North line of said Northeast Quarter (NE 1/4), thence South 89°35' East, along said North line 627.62 feet to the point of beginning, containing 17.658 acres, more or less, including 1.537 acres for road right-of-way over the Westerly 33.00 feet thereof,


and locally known as: 1408 N. River Trail, Winterset, IA 50273 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.

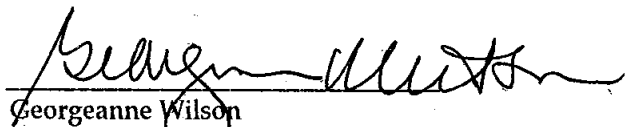
The Easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto.

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 22 day of October, 2000

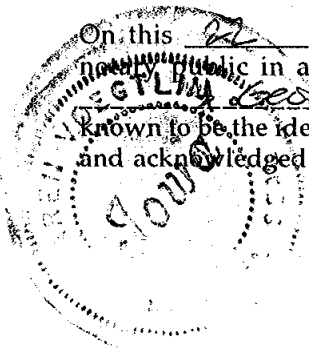
  
James R. Wilson


  
Georgeanne Wilson

M6-193

STATE OF IOWA, MADISON COUNTY, ss:

On this 22 day of October, 2000, before me the undersigned, a Notary Public in and for the State of Iowa appeared to me James R. Wilson and Georgeanne Wilson 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.



  
Notary Public commission expires 7/2001