

REC \$ 5⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

pg. 48

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Marvin D. Cox,

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 East Half (1/2) of the Southeast Quarter (1/4), Except a tract commencing 100 feet North of the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-four (34), Thence North 13°7' E 129.4 feet, thence North 903 feet, thence curving to the West with a radius of 359.3 ft - 368.5 feet, thence North 59° E 6.5 feet, thence curving to the North with a radius of 287.9 ft - 127.2 ft. to the centerline of the present road on the west line of the NE1/4 SE1/4 of section 24-77-27; the road to be 60 feet wide from Station 1 to Station 21 + 97.8 and 66 feet wide from Station 21 +97.8 to Section 27 + 00, also a road 40 feet wide commencing 20 feet East of the Southwest Corner of the NE1/4 SE1/4 of Section 34-77-27, thence East 211 feet to the West line of the new road, containing 3.45 acres and the Southeast Quarter (1/4) of the Southwest Quarter (1/4); and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and all of the South Half (1/2) of the Northwest Quarter (1/4) lying Westerly of the middle of North Branch of North River, in Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the following described tract: Commencing at the Northwest corner of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 0°00' West, 1418.55 feet, along the West line of the Northwest Quarter (1/4) of said Section Thirty-four (34), to the point of beginning; thence South 66°26'18" East, 297.49 feet; thence South 0°00' West, 665.04 feet; thence North 90°00' West 272.69 feet, thence North 0°00' East, 783.96 feet, along the West line of the Northwest Quarter (1/4) of said Section Thirty-four (34), to the point of beginning, subject to highway right of way record.

and locally known as: 3621 160th 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 13th
day of November, 2000.

Marvin D. Cox
Marvin D. Cox

M6-2,297

STATE OF IOWA, MADISON COUNTY, ss:

On this 13th day of November, 2000, before me the undersigned, a notary public in and for the State of Iowa appeared to me Marvin D. Cox

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.



Peggy N. Crabbs
Notary Public