

REC \$ 5<sup>00</sup>  
AUD \$  
R.M.F. \$ 1<sup>00</sup>

2000 DEC 19 AM 11:11

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

pg. 48

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273. Telephone: 515-462-1091

EASEMENT

COMPUTER   
RECORDED   
COMPARED

KNOW ALL MEN BY THESE PRESENTS:

Thomas E. Christensen and DeAnn S. Christensen, 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:

That part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-four (34); thence on an assumed bearing of South 89°39'41" East along the north line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-four (34), a distance of 1333.85 feet; thence South 00°13'50" West along the east line of said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) a distance of 1159.59 feet; thence North 60°13'38" West 278.46 feet; thence North 87°23'05" West 1093.10 feet; thence North 00°15'49" East 979.32 feet to the northwest corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-four (34) and the point of beginning. Said tract contains 31.17 acres and is subject to Madison County Highway Easement over the northerly and southeasterly 0.99 acres thereof

and locally known as: 1587 McBride Rd 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 29<sup>th</sup> day of November, 192000.

Thomas E Christensen  
Thomas E. Christensen

DeAnn S Christensen  
DeAnn S. Christensen

M6-2,252

STATE OF IOWA, MADISON COUNTY, ss:

On this 29<sup>th</sup> day of November, 192000, before me the undersigned, a notary public in and for the State of Iowa appeared to me Thomas E Christensen  
DeAnn S Christensen

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.



Joyce E Binns  
Notary Public