

Walnut 296. Feb.

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2001 FEB 23 PM 3:00

REC \$ 5⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

COLLECTOR
RECORDED
COMPLETED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

David L. Jungmann, P.C., 113 W. Iowa, P.O. Box 329, Greenfield, IA 50849 Phone #515-743-6195
(FHA Approved)

LIMITED EASEMENT

RE: The South Three-fourths of the Northwest Quarter (S3/4NW1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. A tract described as commencing at a point on the west line of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, where the eastern right-of-way line of the former Chicago & Northwestern Transportation Company (formerly Chicago Great Western Railway Company) Railroad intersects said Quarter section line; thence northeasterly along the eastern right-of-way line of said former Railroad right-of-way a distance of 645 feet, more or less, to a point 77 feet northeasterly of the northern bridge abutment of the railroad bridge spanning Clanton Creek; thence West to the western boundary of the Northeast Quarter (NE1/4) of said Section Twenty-two (22); thence south along the quarter section line to the point of commencement. That part of the SW1/4SW1/4 of Section 15, and that part of the NW1/4NW1/4 of Section 22, all in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southwest corner of the SW1/4 of said Section 15; thence on an assumed bearing of N00°13'05" E along the West line of the SW1/4SW1/4 of said Section 15 a distance of 336.58 feet; thence S89°48'35" E 1319.65 feet to the East line of said SW1/4SW1/4; thence S00°13'28"W along said East line 336.58 feet to the Southeast Corner of said SW1/4SW1/4; thence S00°22'20"W along the East line of the N1/2NW1/4NW1/4 of said Section 22 a distance of 649.14 feet to the Southeast Corner of said N1/2NW1/4NW1/4; thence S89°47'50"W along the South line of said N1/2 1318.84 feet to the Southwest Corner of said N1/2NW1/4NW1/4; thence N00°13'05"E along the West line of said N1/2 658.19 feet to the Southwest Corner of the SW1/4 of said Section 15 and the point of beginning.

The Undersigned, as Owner (s) of record of the real estate described above, for One Dollar and other good and valuable consideration received, hereby grant(s), sell(s), transfers) and convey(s) to Southern Iowa Rural Water Association (the "Association"), its successors and assigns, an affirmative and perpetual easement in, to, and running with the real estate described above, together with a general and perpetual right of ingress and egress upon such real estate and upon any adjacent lands of Owner(s), LIMITED AS FOLLOWS:

1. This easement is solely for the general purposes of construction and laying and there- after using, operating, inspecting, maintaining, repairing, replacing or removing water pipeline and any necessary appurtenances thereto over, across and through the real estate described above; and
2. Once such water pipeline and any necessary appurtenances thereto are installed and operating, then this easement (except the general rights of ingress and egress) shall be automatically reduced in scope to a width of thirty feet, the centerline of which shall be the water pipeline and any necessary appurtenances thereto.

It is agreed that, during the period of initial construction, no crop damage will be paid by the Association. After completion of the project, if repair work on water line is needed, crop damages will be paid. The Association, 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 Owner(s), if any damage there be, will be kept to a minimum.

Executed this 5 day of DEC 2000.

Frederick C. James
Frederick C. James

GRANTOR(S)

STATE OF IOWA)
)Ss:
COUNTY OF MADISON)

On this 5 day of Dec, 2000, before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared Frederick C. James, single, to me known to be the same and identical persons who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Jane M. Juelsgaard
NOTARY PUBLIC IN AND FOR SAID COUNTY AND SAID STATE

