

P.47

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EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Jeff D. Thomas and Laurie L. Thomas, husband and wife.

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 West 495.5 feet of Parcel "D", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 33; thence N 89° 56' 30" East along the South line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33, 1042.18 feet; thence North 00° 06' 14" East, 789.68 feet; thence North 30° 16' 30" East, 612.96 feet to a point on the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 33; thence S 89° 56' 57" West along the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 33, 37.41 feet to the Northeast corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33; thence S 89° 56' 56" West along the North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33, 1314.73 feet to the Northwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33; thence South 0° 01' 19" West along the West line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 33, 1318.90 feet to the Point of Beginning. Said Parcel "D" contains 33.453 acres, including 0.992 acres of County Road right-of-way,

COMPUTER
RECORDED
COMPARED

REC \$ 5⁰⁰
AUD \$ 1⁰⁰
R.M.F. \$ 1⁰⁰

and locally known as: 2433 160th
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 JAN day of 19th, 2001.

Jeff D. Thomas
Jeff D. Thomas

Laurie L. Thomas
Laurie L. Thomas

M6-0361

STATE OF IOWA, MADISON COUNTY, ss:

On this 19th day of Jan, 2001, before me the undersigned, a notary public in and for the State of Iowa appeared to me Jeff D. Thomas and Laurie L. Thomas 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.



Julianne L. Andrews
Notary Public

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