

REC \$ 5⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

THIS DOCUMENT PREPARED BY: Claire B. Patin, Attorney at Law, 106 E. Salem, Indianola, IA 50125 515-961-2574 MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

EASEMENT

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INDEXED

KNOW ALL MEN BY THESE PRESENTS:

Steven A. Phillips and Susan M. Phillips

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, 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:

Locally Known As: Parcel "B", located in the southeast quarter of the north-west quarter of section 16, township 75 north, range 26 west of the 5th P.M., Madison County, Iowa, more particularly described as follows:
2453 Upland Ln.

LEGAL DESCRIPTION:
PARCEL "B", LOCATED IN THE SOUTHEAST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 16, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA; THENCE SOUTH 85°19'18" WEST ALONG AN EXISTING FENCE WHICH IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 908.79 FEET; THENCE SOUTH 0°03'09" EAST, 991.23 FEET TO A POINT IN AN EXISTING FENCELINE; THENCE NORTH 87°49'32" EAST ALONG AN EXISTING FENCELINE, 376.89 FEET; THENCE NORTH 0°03'09" WEST ALONG AN EXISTING FENCELINE, 79.24 FEET; THENCE NORTH 89°36'48" EAST, 529.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 0°03'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 968.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 20.163 ACRES, INCLUDING 0.443 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

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 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 WHERE OF, the GRANTORS have executed this instrument this 5th day of March, 2001.

Steven Phillips
Steven A. Phillips

Susan Phillips
Susan M. Phillips

STATE OF IOWA, ss:
On this 5 day of March, 2001, before me the undersigned, a notary public in and for State of Iowa appeared

Steven A. Phillips and Susan M. Phillips

to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed and same as their voluntary act and deed.

Patricia E. Miller
Notary Public

