

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Mueller Farm Partnership, an Iowa partnership,

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:

See Exhibit "A" attached,

and locally known as: 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 7th
day of February, 2001.

Marvin Cox
Mueller Farm Partnership

001142
FILED NO. _____
BOOK 2001 PAGE 1142

REC \$ 15⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

2001 MAR 22 AM 11:03

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

M6-0343

COMPUTER
RECORDED
COMPARED

STATE OF IOWA, COUNTY OF WARREN, ss.

On this 7th day of Feb, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Marvin Cox and _____, to me personally known, who being by me duly sworn, did say that they are the General Partners of Mueller Farm Partnership, an Iowa general partnership, executing the foregoing instrument, that the instrument was signed on behalf of the general partnership by authority of the general partnership; and the general partners acknowledged the execution of the instrument to be the voluntary act and deed of the general partnership, by it and by the general partners voluntarily executed.



Peggy N. Crabbs
Notary Public in and for said State of Iowa

Exhibit "A"

The Fractional Northwest Quarter (1/4) and the North Half (1/2) of the Southwest Quarter (1/4) and the West Half (1/2) of the Fractional Northwest Quarter (1/4) of the Northeast Quarter (1/4) and all that part of the East Half (1/2) of the Fractional Northwest Quarter (1/4) of the Northeast Quarter (1/4) which lies West and North of North River, all in Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the following described tract: Commencing at the North Quarter Corner of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence North 89° 52" East 209.9 feet along the North line of the Northeast Quarter (1/4) of Section Two (2) to the Point of Beginning (This is an assumed bearing for the purpose of this description only), thence continuing North 89° 52" East 835.8 feet along the north line of the Northeast Quarter (1/4) of Section Two (2), thence South 0° 08" East 104.9 feet, thence North 86° 38" West 191.1 feet, thence North 84° 43" West 647.4 feet, thence North 0° 21' East 32.0 feet to the Point of Beginning and containing 1.36 acres more or less, and except the following described parcels, to-wit: (1) Parcel "A" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 2, as shown in Plat of Survey filed in Book 2, Page 777, on April 24, 1997, in the Office of the Recorder of Madison County, Iowa; (2) Parcel "A" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section 2, as shown in Plat of Survey filed in Book 2, page 780, on April 25, 1997, in the Office of the Recorder of Madison County, Iowa; (3) Parcel "B" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section 2, as shown in Plat of Survey filed in Book 2, page 782, on April 25, 1997, in the Office of the Recorder of Madison County, Iowa; (4) Parcel "C" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 2, as shown in Plat of Survey filed in Book 2, page 784, on April 25, 1997, in the Office of the Recorder of Madison County, Iowa; (5) Parcel "E" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and in the North Half (1/2) of the Southwest Quarter (1/4) of said Section 2, as shown in Plat of Survey filed in Book 3, Page 162, on December 15, 1997, in the Office of the Recorder of Madison County, Iowa; (6) That part of Parcel "F" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 2, as shown in Plat of Survey filed in Book 3, Page 227, on April 28, 1998, in the Office of the Recorder of Madison County, Iowa; AND All of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the following described tract: Commencing at the Southwest Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-six (76) North of Range Twenty-seven (27) West of the 5th P.M., running thence South 60 rods, thence East 26 rods and 9 feet, thence in a Northeasterly direction to a point 33 rods and 5 feet East of the Southwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3), thence West to the place of beginning, and except the following described parcels, to-wit: (1) That part of Parcel "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 2, Page 788, on May 2, 1997, in the Office of the Recorder of Madison County, Iowa; (2) Parcel "D" located in the Northwest Quarter (1/4), Northeast Quarter (1/4), Southwest Quarter (1/4) and Southeast Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 4, on May 21, 1997, in the Office of the Recorder of Madison County, Iowa; (3) Parcel "B" located in the Northwest Quarter (1/4) and in the Southwest Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 7, on May 30, 1997, in the Office of the Recorder of Madison County, Iowa; (4) Parcel "C" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 9, on May 30, 1997, in the Office of the Recorder of Madison County, Iowa; (5) Parcel "H" located in the Southwest Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa; (6) Parcel "G" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, page 229, on April 29, 1998, in the Office of the Recorder of Madison County, Iowa; (7) That part of Parcel "F" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, page 227, on April 29, 1997, in the Office of the Recorder of Madison County, Iowa; (8) Parcel "I" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 253, on May 20, 1998, in the Office of the Recorder of Madison County, Iowa; (9) Parcel "L" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, page 359 on December 23, 1998, in the Office of the Recorder of Madison County, Iowa; (10) Parcel "K" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 3, as shown in Plat of Survey filed in Book 3, Page 376, on January 12, 1999; AND The East 20 Acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4), and the Southeast Quarter (1/4) of the Northeast Quarter (1/4), all in Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except that part of Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 4, as shown in Plat of Survey filed in Book 2, Page 788, on May

2, 1997, in the Office of the Recorder of Madison County, Iowa, AND The Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) in Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) in said Section 34 as shown in Plat of Survey filed in Book 3, Page 11, on May 30, 1997, in the Office of the Recorder of Madison County, Iowa, AND Parcel "C" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 281 on July 1, 1998 in the records of the Recorder of Madison County, Iowa, AND Parcel "D" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2); thence on an assumed bearing of North 00° 33' 39" East along the west line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2) a distance of 1315.08 feet to the northwest corner of the Southeast Quarter (1/4) of said Section Two (2); thence South 86° 31' 10" East 269.14 feet; thence South 00° 05' 34" East 1106.73 feet; thence South 62° 05' 36" East 35.94 feet to the westerly line of Madison County Highway G4R; thence South 27° 15' 51" West along said westerly line a distance of 193.44 feet to the south line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2); thence South 89° 11' 55" West along said south line a distance of 226.47 feet to the southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2) and the point of beginning, containing 8.23 acres, except that part of Parcel "D" which is contained within Parcel "E" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 2 as shown in Plat of Survey filed in Book 3, Page 162, on December 5, 1997, in the Office of the Recorder of Madison County, Iowa.

