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001809

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691

EASEMENT

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2001 MAY -7 PM 1:38

KNOW ALL MEN BY THESE PRESENTS:

Terry K. Brown and Laura G. Brown, 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:

Parcel "C", located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the North Quarter (1/4) corner of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 83° 21' 39" East along the North line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), 86.25 feet; thence South 0° 05' 10" West, 515.45 feet; thence North 84° 15' 36" East, 424.79 feet; thence South 0° 05' 10" West 404.02 feet to a point in an existing fenceline; thence South 85° 46' 46" West along said fenceline, 276.00 feet to a point on the East right-of-way line of County Road G4R, thence North 45° 38' 35" West along said right-of-way line which is an existing fenceline, 247.71 feet; thence South 90° 00' 00" West, 54.59 feet to a point on the West line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27); thence North 0° 00' 00" East along the West line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), 714.15 feet to the Point of Beginning. Said Parcel contains 5.018 acres, including 0.941 acres of County Road right-of-way,

and locally known as: 3110 Cumming 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 6th day of April, 2001.

Terry K Brown
Terry K. Brown

Laura G Brown
Laura G. Brown

M6-0292

STATE OF IOWA, MADISON COUNTY, ss:

On this 6th day of April, 2001, before me the undersigned, a notary public in and for the State of Iowa appeared to me Terry K. Brown + Laura G. Brown

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.

Earl L. Evans
Notary Public

