

REC \$ 5⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰

2001 MAY -7 PM 1:38

THIS DOCUMENT PREPARED BY: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, IA 50273- 515-462-1691

EASEMENT

COMPUTER
RECORDED
COMPARED

MADISON COUNTY
MADISON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

JAMES BELL

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:

Parcel "E" in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), and the Southeast Quarter of the Southeast Quarter (1/4) of Section Fifteen (15) all in 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 Southeast corner of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 84° 02' 37" West 291.74 feet along the South line of the Southeast Quarter (1/4) of Section Fifteen (15) which is also the centerline of a County Road; thence North 00° 32' 35" West 890.13 feet along an existing fence line; thence South 84° 06' 36" West 593.69 feet along an existing fence; thence North 00° 10' 59" West 367.88 feet along an existing fence; thence North 83° 36' 51" East along a projection of an existing fence 1087.21 feet; thence South 00° 32' 35" East 1266.39 feet to the South line of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 83° 58' 04" West 203.26 feet along said South line which is also the centerline of a County Road to the Point of Beginning, containing 19.321 acres, including 0.395 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. GRANTEE will repair/replace any fences and tile lines damaged by 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 9th day of April, 2001.

James Bell
JAMES BELL

STATE OF IOWA, ss:
On this 9th day of April, 2001 before me the undersigned, a notary public in and for State of Iowa, appeared JAMES BELL to me 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.

Sandra Tompkins
NOTARY PUBLIC

