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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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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

Benjamin W. Johnson and Terri J. Johnson,

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 attached Exhibit "A",

and locally known as: 300' of Upland 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, 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 8 day of May, 2001.

Benjamin W. Johnson
Benjamin W. Johnson

Terri J. Johnson
Terri J. Johnson

M6-0416

STATE OF IOWA, MADISON COUNTY, ss:

On this 8 day of May, 2001, before me the undersigned, a notary public in and for the State of Iowa appeared to me Benjamin W. Johnson & Terri J. Johnson 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.

Patricia E. Miller
Notary Public



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Exhibit "A"

The Southeast Quarter (1/4) of the Northwest Quarter (1/4), and all that part of the East Half (1/2) of the Southwest Quarter (1/4) lying North of the Public Highway, of Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, excepting therefrom the following tract: Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-six (26), running thence North along the east line of said 40 acre tract 732 feet to a point on the South line of said 40 acre tract which is 207 feet West of the point of beginning, thence East 207 feet to the point of beginning and Except Parcel "A", located in the East Half of the Southwest Quarter of Section 21, Township 76 North, Range 26 West of the 5th P. M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 21, Township 76 North, Range 26 West of the 5th P. M., Madison County, Iowa; thence South 84°25'16" West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 21, 210.16 feet to the Point of Beginning; thence North 1°01'24" West, 160.20 feet; thence South 87°53'17" West, 131.13 feet; thence North 8°58'38" West, 38.97 feet; thence South 86°36'58" West, 363.79 feet; thence South 1°01'24" East, 323.09 feet to a point on the Centerline of an unpaved County Road; thence North 75°20'33" East along said centerline, 514.48 feet; thence North 1°01'24" West, 20.50 feet to the Point of Beginning. Said Parcel contains 3.007 acres, including 0.390 acres of County Road right-of-way