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REC \$ 10.00
AUD \$
R.M.F. \$ 7.00

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COMPLETED ✓
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

FRAMPTON FARMS, INC.

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:

SEE ATTACHMENT A - LEGAL DESCRIPTION

NORTH RIVER RANCH

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 pay for any damages to tile, fences and other property.

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 1st day of May, 2001.

George H. Frampton
GEORGE H. FRAMPTON, PRESIDENT

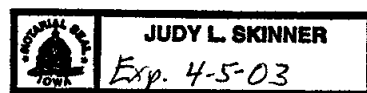
Susan K. Frampton
SUSAN K. FRAMPTON, SECRETARY

CORPORATE ACKNOWLEDGMENT

STATE OF IOWA, ss:

On this 1st day of May, 2001 before me, the undersigned a Notary Public, personally appeared George H. Frampton and Susan K. Frampton to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said George H. Frampton and Susan K. Frampton as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Judy L. Skinner
NOTARY PUBLIC



LEGAL DESCRIPTION

The following-described property situated in Madison County, Iowa, to-wit:

The North Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32), AND The Southwest Quarter (1/4) AND The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel A located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, said Parcel A being more particularly described as follows: Beginning at the center of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South $83^{\circ}29'15''$ West along the North line of the Southwest Quarter (1/4) of said Section Twenty-nine (29), 514.11 feet; thence South $6^{\circ}14'33''$ East along an existing fence line, 945.00 feet; thence North $83^{\circ}29'15''$ East, 410.68 feet to a point on the East line of the Southwest Quarter (1/4) of said Section Twenty-nine (29); thence North $0^{\circ}00'00''$ East along the East line of the Southwest Quarter (1/4) of said Section Twenty-nine (29), 951.13 feet to the point of beginning. Said excepted parcel contains 10.031 acres, including 0.646 acres of county road right-of-way.