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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

THIS DOCUMENT PREPARED BY: Claire B. Patin, Attorney at law, 106 E. Salem, Indianola, IA 50125 515-961-2574

EASEMENT

REC \$ 10⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

KNOW ALL MEN BY THESE PRESENT:

MARY ANNE DUNHAM STERNER

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 ATTACHED EXHIBIT "A" *1271 BADGER CREEK RD
VANMETER, IA 50261*

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. Water pipeline shall be installed within 60 feet of centerline of County Road, and along the east and north sides of Badger Creek Road.

It is agreed that 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 WHERE OF, the GRANTORS have executed this instrument this 1 day of June, 2001.

Mary Anne Dunham Sterner

MARY ANNE DUNHAM STERNER

STATE OF IOWA, ss:

On this 1st day of June, 2001 before me the undersigned, a notary public in and for State of Iowa, appeared MARY ANNE DUNHAM STERNER 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.

Richard L. Wood

NOTARY PUBLIC

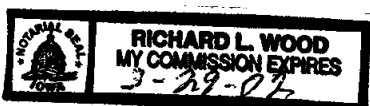


Exhibit "A"

The East Three Quarter (3/4) of the South Half (1/2) of the Southwest Quarter (1/4) in Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. AND All of Government Lot One (1), and part of Government Lot Six (6), in Section Nineteen (19), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as beginning at the Northwest corner of Section Nineteen (19), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 83°47' 1/4' East 2688.2 feet, thence South 0°13' West 1314.5 feet, thence South 83°28' West 2689.9 feet, thence North 0°13' East 1329.7 feet to the Point of Beginning, containing 81.08 Acres, and the North 30 feet of the East 322.5 feet of Government Lot Six (6) of Section Nineteen (19), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and the North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as beginning at the Northeast corner of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 0°13' West 1326.4 feet thence North 89°56' 3/4' West 2615.3 feet, thence North 0°00' East 1328.8 feet, thence South 89°16' 1/2' East 2208.5 feet, thence South 55°05' 1/2' East 60.9 feet, thence North 77°27' 1/4' East 123.8 feet, thence North 82°42' East 243.3 feet to the Point of Beginning, containing 78.92 Acres, including 3.07 Acres of County Road, and the North 30 feet of the North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty (20), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The Northwest Quarter (NW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) in Section 24, Township 77, North, Range 27 West of the 5th P.M., AND Commencing at the NW corner of the SW1/4 of the NE1/4, S24, T77N, R27W, thence East 330 feet along the North line of said Quarter Quarter Section, thence Southeasterly to a point on the South line of the NE1/4 of said Section that is 990 feet East of the SW corner of said Quarter Section, thence West 990 feet along the South line of said Quarter Section to the SW corner of the NE1/4, thence North along the West line of the Quarter Section to the point of beginning; AND Commencing at the NE corner of the SE1/4 of the NW1/4, S24, T77N, R27W, and running South along the East line of said Quarter Quarter Section 180 feet to the point of beginning; thence South 261 feet along the East line of the SE1/4 of the NW1/4, thence Northwesterly 145 feet to a point 53 feet West of the East line of said Quarter Quarter Section, thence Northeasterly to the point of beginning.