

FILED NO. 003521
BOOK 2001 PAGE 3521
2001 AUG 10 PM 1:39
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ _____
R.M.F. \$ 1.00

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This document prepared by: Warren Water District, 1204 E. 2nd Ave., Indianola, IA 50125 1-515-962-1200

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

J. S. Living Trust

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:

A Tract of land commencing 1254 feet East of the Northwest corner of the Northwest Quarter (1/4) and on the North line thereof and running thence South, 13°51' East 1403.5 feet, thence South, 72°39' West, 800 feet to the centerline of the County road, thence following said road in a Southeasterly direction to the East line of said Quarter section, thence North along the East line thereof to the Northeast corner thereof, thence West along the North line thereof to the point of beginning, in Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

*2760 Settlers Trail
280th Rd*

and locally known as:

_____ 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 2 day of 28, 1998.

J. S. Living Trust
J. S. Living Trust

Janet S. Duffer

STATE OF IOWA, Warren County, ss:

On this 28th day of Feb, 1998 before me, the undersigned a Notary Public, personally appeared Janet S. Duffer and _____ to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they as trustees, executed the foregoing instrument as their voluntary act and deed.

Peggy N. Cribbs
NOTARY PUBLIC

