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MADISON COUNTY

This document prepared by: Warren Water District, 1204 E. 2nd Ave., Indianola, IA 50125, 5015-962-1200

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Dunn Family Trust; Lloyd W. Dunn, Trustee, Priscilla W. Dunn, Trustee, and Patricia W. Barry, 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: P71/SCR
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 20th day of April, 1998.

[Signature]
Lloyd W. Dunn, Trustee

[Signature]
Patricia W. Barry

[Signature]
Priscilla W. Dunn, Trustee

M5-2256

WARREN
STATE OF IOWA, MADISON COUNTY, ss:

On this 20 day of April, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Patricia W. Barry
~~Priscilla W. Dunn~~

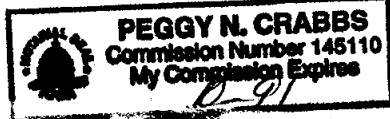
known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public



STATE OF IOWA, Warren County, ss:

On this 20th day of April, 1998 before me, the undersigned a Notary Public, personally appeared Lloyd W. Dunn and Priscilla W. Dunn 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.



[Signature]
NOTARY PUBLIC

Exhibit "A"

That part of Lots 1, 4, and 5 in Subdivision in the East One-Half of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the northeast corner of the Northwest Quarter of the said Section 7; thence on an assumed bearing of South 89 degrees 38 minutes 19 seconds West 585.95 feet along the north line of the said Northwest Quarter to the centerline of the existing highway; thence South 17 degrees 05 minutes 09 seconds East 204.83 feet along the centerline of the present highway; thence southeasterly 295.45 feet along the said centerline on a tangential curve concave southwesterly and having a radius of 1432.50 feet; a central angle of 11 degrees 49 minutes 01 seconds and a chord 294.92 feet in length bearing South 11 degrees 10 minutes 39 seconds East; thence continuing South 05 degrees 16 minutes 08 seconds East 880.33 feet along the centerline of the existing highway; thence North 77 degrees 39 minutes 07 seconds East 120.92 feet along the northerly right of way line of the existing highway; thence North 44 degrees 30 minutes 39 seconds West 94.85 feet; thence North 05 degrees 16 minutes 08 seconds West 742.57 feet; thence northwesterly along a 406.27 feet tangential curve concave southwesterly and having a radius of 1969.86 feet and a central angle of 11 degrees 49 minutes 01 seconds and a chord 405.55 feet in length bearing North 11 degrees 10 minutes 39 seconds West; thence North 17 degrees 05 minutes 09 seconds 63.53 feet; thence North 24 degrees 06 minutes 00 seconds East 35.53 feet; thence North 50 degrees 45 minutes 00 seconds West 78.28 feet to the easterly right of way line of the existing highway; thence South 72 degrees 54 minutes 51 seconds West 40.00 feet to the centerline of the existing highway and the point of beginning. Said tract contains 1.96 acres more or less, and is subject to encumbrances of record. ALSO: That part of Lot 2, in Subdivision in the East One-Half of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the northeast corner of the Northwest Quarter of the said Section 7; thence on an assumed bearing of South 89 degrees 38 minutes 19 seconds West 585.95 feet along the north line of the said Northwest Quarter to the centerline of the existing highway; thence continuing South 89 degrees 38 minutes 19 seconds West along the north line of the said Northwest Quarter 79.05 feet to the point of beginning; thence South 33 degrees 40 minutes 00 seconds West 83.03 feet; thence North 17 degrees 05 minutes 09 seconds West 71.85 feet; thence North 89 degrees 38 minutes 19 seconds East along the north line of the said Northwest Quarter 67.14 feet to the point of beginning. Said tract contains 0.05 acres more or less, and is subject to encumbrances of record. ALSO: That part of the Southeast Quarter of the Southwest Quarter of Section 6, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the southeast corner of the Southwest Quarter of the said Section 6; thence on an assumed bearing of South 89 degrees 38 minutes 19 seconds West 585.95 feet along the south line of the said Southwest Quarter to the centerline of the existing highway and the point of beginning; thence North 17 degrees 05 minutes 09 seconds West 219.71 feet along the centerline of the existing highway; thence South 60 degrees 44 minutes 07 seconds West 143.22 feet along the centerline of the existing highway; thence South 17 degrees 05 minutes 09 seconds East 33.76 feet to the southerly right of way line of the existing highway; thence continuing South 17 degrees 05 minutes 09 seconds East 113.67 feet; thence North 89 degrees 38 minutes 19 seconds East 104.44 feet along the south line of the said Southwest Quarter to the westerly right of way line of the existing highway; thence continuing North 89 degrees 38 minutes 19 seconds East 41.75 feet to the point of beginning. Said tract contains 0.59 acres more or less, including the present highways and is subject to encumbrances of record.