

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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AUD \$
R.M.F. \$ 1⁰⁰

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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:

Thomas A. Griffith, Marsha M. Griffith as the Trustees of the Thomas A. Griffith Revocable 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 parcel of land in the Northwest Quarter (NW 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as: Beginning at the West Quarter corner of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the west line of the Northwest Quarter (NW 1/4) of said section on an assumed bearing of North 00°00'00" East a distance of 2617.66 feet to the Northwest corner of said section; thence along the north line of said section (also being the centerline of County Highway G-50), North 89°27'13" East 1699.72 feet; thence along an existing fence, South 00°04'03" East 2422.40 feet; thence along an existing fence and its easterly prolongation, South 89°27'34" West 392.12 feet; thence along an existing fence, South 00°10'15" East 225.76 feet to the south line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said section; thence along said south line, North 89°12'49" West 1311.19 feet to the Point of Beginning, containing 100.932 acres, more or less, including public roads, and 95.302 acres, more or less, excluding public roads,

and locally known as: Hiatt Apple Rd. / ~~257th~~
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, ^{T.S.} ~~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 30
day of MARCH, 19 98.

Thomas A. Griffith
Thomas A. Griffith, Trustee

Marsha M. Griffith
Marsha M. Griffith, Trustee

M5-259

STATE OF IOWA, Warren County, ss:

On this 30th day of March, 1998 before me, the undersigned a Notary Public, personally appeared Thomas A. Griffith and Marsha M. Griffith 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. CRABBS
MY COMMISSION EXPIRES

Peggy N. Crabbs
NOTARY PUBLIC