

P.12

REC \$ 5⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

FILED NO. **004505**
BOOK **2001** PAGE **4505**

2001 OCT -8 AM 11:27

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691

EASEMENT

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

Kenneth P. Wilder

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:

That part of a parcel described as: The North Ten (10) Acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, subject to an easement Thirty (30) Feet in width off from the entire West side thereof, more particularly described as follows: That part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, described as follow: Beginning at the Northeast corner of the Southeast Quarter (1/4) of said Section Four (4); thence on an assumed bearing of South 89°53'26" West along the North line of said Southeast Quarter (1/4) 398.71 feet; thence South 00°26'26" West 327.70 feet; thence North 89°53'56" East 398.71 feet; thence North 00°26'26" East 327.76 feet to the Northeast corner of said Southeast Quarter (1/4) and the point of beginning, said tract contains 3.00 Acres more or less and is subject to a Madison County Highway easement over the Northerly 0.37 Acres thereof and is subject to any encumbrances of record EXCEPT The West 30 feet of the North 10 acres of the NE 1/4 of the SE 1/4 of Section 4-77-28, Madison County, Iowa. Subject to any and all public roads, easements, covenants, and restrictions of record,

and locally known as: 1898 105th
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 12TH day of SEPTEMBER, 2001.

Kenneth P. Wilder
Kenneth P. Wilder

M6-0399

STATE OF IOWA, MADISON COUNTY, ss:

On this 12TH day of SEPTEMBER, 2001, before me the undersigned, a notary public in and for the State of Iowa appeared to me KENNETH P. WILDER

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

DENISE M. WHITTINGTON
MY COMMISSION EXPIRES
March 24, 2002

DENISE M. WHITTINGTON
MY COMMISSION EXPIRES
March 24, 2002