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MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200

**EASEMENT**

KNOW ALL MEN BY THESE PRESENT:

Ronald McBroom, Virginia A. Hargis

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:

Parcel "B" in the North Half of the Northeast Quarter of Section 13, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 13, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°08'42" East 11.73 feet along the West line of the Northeast Quarter of the Northeast Quarter of said Section 13 to the Point of Beginning; thence North 88°53'20" West 37.73 feet to a Point on the centerline of U.S. Highway #169; thence Northerly 565.62 feet along a 2865.00 foot radius curve concave Easterly with a 564.71 foot chord bearing North 07°19'37" East; thence North 89°30'55" East 406.41 feet; thence South 01°37'13" East 573.36 feet; thence North 88°53'20" West 456.99 feet to the Point of Beginning containing 5.983 acres including 0.948 acres of U.S. Highway #169 right-of-way. Parcel "B" in the North Half of the Northeast Quarter of Section 13, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

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 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 19 day of September, 2001.

Ronald McBroom  
Ronald McBroom

Virginia A. Hargis  
Virginia A. Hargis

STATE OF IOWA, ss:

On this 19 day of Sept, 2001 before me the undersigned, a notary public in and for State of Iowa, appeared

Ronald McBroom + Virginia A. Hargis 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.

Maureen E. Murphy  
NOTARY PUBLIC

