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NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co, Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691  
Return to: Warren Water, Inc., 1204 E. 2nd St., Indianola, IA 50125 Telephone: 515-962-1200

### EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Vern E. Crabbs and Elaine Crabbs, 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:

Commencing at the Southeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., running thence west along the South side of said quarter section line a distance of 1166 feet to the Point of Beginning, thence North 571 feet, thence East 155 feet, thence North approximately 412 feet to the South line of the C. R. I. & P. Railroad right-of-way, thence Northwesterly along the South line of said Railroad right-of-way to the point where said South line crosses the West line of the East Half (1/2) of the Northwest Fractional Quarter (1/4) of said Section Three (3), thence South along the West line of said East Half (1/2) of the Northwest Fractional Quarter (1/4) to the Southwest corner of the East Half (1/2) of the Northwest Fractional Quarter (1/4) of said Section Three (3), thence East along the centerline of said Section Three (3) to the point of beginning,

and locally known as: 1345-105<sup>th</sup>  
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, ~~to~~ 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 25<sup>th</sup> day of March, 2003.

Vern E. Crabbs  
Vern E. Crabbs

Elaine Crabbs  
Elaine Crabbs

M7-0167

STATE OF IOWA, Madison COUNTY, ss:

On this 25<sup>th</sup> day of March, 2003, before me the undersigned, a notary public in and for the State of Iowa appeared to me ~~Elaine Crabbs~~ Vern E. Crabbs

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.

Claire B Patin RC  
106 East Salem  
PO Box 215  
P.O. Indianola Iowa  
50125

Richard Wood  
Notary Public

