

REC \$ 5⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰

FILED NO. 002529

BOOK 2003 PAGE 2529

2003 MAY -2 AM 11: 37

COMPUTER	✓
RECORDED	✓
COMPARED	✓

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Glenn A. Sargent,

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 portion of Section 30, Township 77 North, Range 26 West of the 5th P.M. At a point labeled A, West 174 feet along an existing East-West fence to existing North-South fence; Thence North 390 feet, more or less, to existing East-West fence; Thence East 245 feet, more or less, to a point North from an imaginary extension of an existing North-South fence which includes a light pole and a meter pole; Thence South 374 feet, more or less, following existing North-South fence 270 feet, more or less, to existing East-West fence, thence West 32 feet, more or less, on existing fence, thence South 16 feet, more or less, on existing North-South fence, thence West 39 feet, more or less, to point of beginning. Tract contains approximately 2.05 acres, more or less, including a story and one-half frame house, with attached one-car garage. AND Lot B, Government Lot 3, Section 30-77-26, also known as: A parcel of land located in Government Lot 3, Section 30, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; more particularly described as follows: Commencing at the east corner of said Section 30; thence along the east line of said Section 30 S 00°00'00" W, feet to a point on the centerline of county road G4R a distance of 50.09 feet; thence southwesterly along said centerline along a curve which has a radius point bearing S 17°00'36" E 2322.80 feet, an arc length of 196.22 feet, and a delta of 4°50'24" to a point of tangency; thence continuing along said centerline S 68°09'00" W, a distance of 1952.41 feet to the Point of Beginning; thence continuing along said centerline S 68°09'00" W, a distance of 210.05 feet; thence departing said centerline N 15°44'57" W, a distance of 345.11 feet; thence N 85°00'32" E, a distance 212.59 feet; thence S 15°44'57" E, a distance of 283.44 feet to the Point of Beginning. Said parcel contains 1.51 acres, more or less, including 0.29 acres presently established county road Right-of-Way. Said parcel subject to all easements of record.

and locally known as: 2851 Cumming Rd.
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 5th
day of April, 192003.

Glenn A. Sargent
Glenn A. Sargent
M6-2163

STATE OF IOWA, MADISON COUNTY, ss:

On this 5th day of April, 2003, before me, the undersigned, a notary public in and for the State of Iowa appeared to me Glenn A. Sargent

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 LC
106 East Salem
PO BOX 215
Indianola Ia 50125

Paul L. M. [Signature]
Notary Public