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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:

Nickolas L. Boyle and Beverly A. Boyle, 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:

See Exhibit "A" attached hereto,

and locally known as: 1319 Pitzer 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 \_\_\_\_\_ day of May 31, 2003.

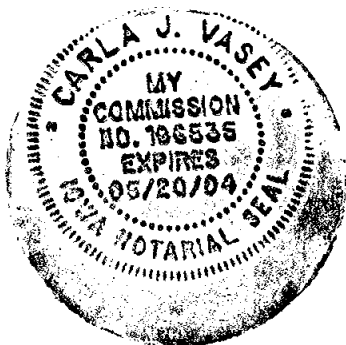
Nickolas L. Boyle  
Nickolas L. Boyle

Beverly A. Boyle  
Beverly A. Boyle

M7-0212

STATE OF IOWA, Madison COUNTY, ss:

On this 31 day of May, 2003, before me the undersigned, a notary public in and for the State of Iowa appeared to me Nickolas L. Boyle and Beverly A. Boyle 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.



Carla J. Vasey  
Notary Public

Exhibit "A"  
(Boyle)

The East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-one (21), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

and

A tract of land described as follows, to-wit: Commencing at the Northeast corner of the South 110 acres of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 5 chains, thence West 6 chains, thence North 5 chains, thence East 6 chains to the point of beginning,

and

The South 110 Acres of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land commencing at a point 458 feet North of the Southeast Corner of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., thence West 340 feet, thence North 246 feet, thence West 52 feet, thence North 263 feet, thence East 255 feet, thence North 47 feet, thence East 137 feet to the East line of said Northeast Quarter (NE 1/4), thence South along the East line of said Northeast Quarter (NE 1/4) 556 feet to the point of beginning, containing approximately 4.43 acres, more or less, AND EXCEPT a tract of land commencing at the Northeast corner of the South 110 Acres of the Northeast Quarter (1/4) of said Section Twenty-one (21), running thence South 5 chains, thence West 6 chains, thence North 5 chains, thence East 6 chains to the point of beginning, AND EXCEPT Parcel "C" in the Southeast Quarter of the Northeast Quarter of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 00° 00' 00" East 458.00 feet along the East line of the Northeast Quarter of said Section 21 which is the center line of a County Road; thence North 90° 00' 00" West 288.00 feet; thence South 00° 00' 00" East 452.24 feet to a point on the South line of the Northeast Quarter of said Section 21; thence South 88° 5' 15" East 288.06 feet to the Point of Beginning containing 3.009 acres including 0.578 acres of County Road Right-of-Way.