

REC \$ 5<sup>00</sup>  
AUD \$  
R.M.F. \$ 1<sup>00</sup>  
5<sup>00</sup>

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MICKI 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:

Terry Lynn Hopkins,  
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 parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., more particularly described as follows: Beginning at the Northwest Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), South 90°00'00" East, 744.24 feet; thence South 44°54'33" East, 261.34 feet; thence South 01°48'08" East, 276.65 feet; thence South 86°59'20" West, 941.56 feet to a point on the West line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence North 45°52'11" West, 40.99 feet; thence North 04°15'29" East, 384.65 feet; thence North 02°08'00" East, 99.00 feet to the point of beginning. Said parcel of land contains 10.182 acres including 0.400 acres of county road right-of-way,

and locally known as: 1477 Juniper Vln E  
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 10<sup>th</sup>  
day of July, 2003.

Terry Lynn Hopkins  
Terry Lynn Hopkins

M7-0494

STATE OF IOWA, Warren COUNTY, ss:

On this 10<sup>th</sup> day of July, 2003, before me the undersigned, a notary public in and for the State of Iowa appeared to me Terry Lynn Hopkins

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.

Peggy N. Crabbs  
Notary Public

NOTARIAL SEAL  
PEGGY N. CRABBS  
Commission Number 145110  
My Commission Expires  
10-01-04