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This Document Prepared By: Security Abstract & Title Co, Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691
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NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Dirk A. Ver Steeg and Adele J. Ver Steeg, 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 attached Exhibit "A".

and locally known as: 1446 Juniper Hill 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.

(This address is approximate - 1446 is a house - not our property)

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 14th day of July, 2003.

Dirk A. Ver Steeg
Dirk A. Ver Steeg

Adele J. Ver Steeg
Adele J. Ver Steeg

M7-0489

STATE OF IOWA, Polk COUNTY, ss:

On this 14th day of July, 2003, before me the undersigned notary public in and for the State of Iowa appeared to me Dirk and Adele Ver Steeg 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.

Karen J. Anderson
Notary Public

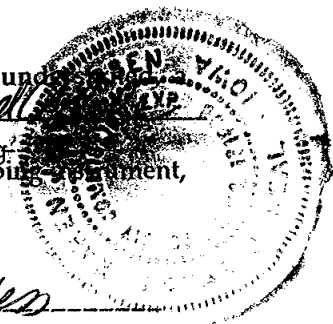


Exhibit "A"

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the North Half (1/2) Northwest Quarter (1/4) of the Southwest Quarter (1/4), and the South Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) in Section Twenty-seven (27); in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and Parcel "A" in the Southwest Quarter of the Southwest Quarter of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 89° 40' 49" West 910.20 feet along the North line of said Southwest Quarter of the Southwest Quarter; thence South 00° 52' 02" West 101.97 feet to the centerline of a county road; thence North 88° 30' 25" East 911.64 feet along said Southwest Quarter; thence North 00° 18' 58" East 73.12 feet to the Point of Beginning containing 1.830 acres including 0.691 acres of County Road Right-of-Way, EXCEPT the East 3 rods in width of the South Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), and EXCEPT a tract 3 rods square in the Northeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), and EXCEPT Parcel "A" 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., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter (1/4) of 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., Madison County, Iowa, thence North 00°52'02" East 210.05 feet along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) which is the centerline of a County Road; thence North 89°13'38" East 409.00 feet; thence South 00°52'02" West 319.81 feet to the centerline of a County Road; thence South 88°31'43" West 333.87 feet along said centerline; thence North 79°53'16" West 47.10 feet; thence North 35°16'34" West 48.75 feet to a point on the West line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence North 00°52'02" East 64.75 feet to the Point of Beginning, containing 3.000 acres including 0.514 acres of County Road Right-of-way,