

REC \$ 10.00
AUD \$ 1.00
R.M.F. \$ 5.00

COMPUTER
RECORDED
COMPARED

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200

EASEMENT

KNOW ALL MEN BY THESE PRESENT:

Christopher W. Blanchard and Clarice E. Blanchard
hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, 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"

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 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 WHERE OF, the GRANTORS have executed this instrument this Dec 2 day of December, 2003.

Christopher W. Blanchard
Christopher W. Blanchard

Clarice E. Blanchard
Clarice E. Blanchard

STATE OF IOWA, ss:

On this 2 day of Dec., 2003 before me the undersigned, a notary public in and for State of Iowa, appeared Christopher W. Blanchard and Clarice E. Blanchard 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.

Connie Manny
NOTARY PUBLIC

CONNIE MANNY
Commission Number 712055
My Commission Expires 10-9-04

Exhibit "A"

1. That part of the Southeast Quarter and the Southwest Quarter of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of the Southeast Quarter of said Section Three (3); thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds West along the south line of the Southwest Quarter of said Section 3, a distance of 563.94 feet; thence North 05 degrees 47 minutes 18 seconds East 509.80 feet; thence North 16 degrees 14 minutes 34 seconds East 722.54 feet; thence North 42 degrees 03 minutes 38 seconds East 468.82 feet to the southwesterly corner of Parcel Q, recorded in Farm Plat Book 3, Pages 365, 366, 367 and 368, Madison County Recorder's Office, Madison County, Iowa; thence North 83 degrees 52 minutes 12 seconds East along the southerly line of said Parcel Q 443.23 feet to the northwesterly corner of Parcel O, recorded in Farm Plat Book 3, pages 362, 363, and 364, Madison County Recorder's Office, Madison County, Iowa; thence South 22 degrees 25 minutes 10 seconds East along the westerly line of said Parcel O 401.09 feet to the northwesterly corner of Parcel N, recorded in Farm Plat book 3, pages 362, 363, and 364, Madison County Recorder's Office, Madison County, Iowa; thence South 22 degrees 25 minutes 10 seconds East along the westerly line of said Parcel N 158.69 feet to the northwesterly corner of Parcel K, recorded in Farm Plat book 3, pages 376 and 377, Madison County Recorder's Office, Madison County, Iowa; thence South 36 degrees 39 minutes 15 seconds West along the northwesterly line of said Parcel K 279.34 feet to the northerly corner of Parcel J, recorded in Farm Plat book 3, pages 376 and 377, Madison County Recorder's Office, Madison County, Iowa; thence South 51 degrees 47 minutes 44 seconds West along the northwesterly line of said Parcel J 164.63 feet; thence South 16 degrees 13 minutes 46 seconds West along the westerly line of said Parcel J 784.16 feet to the southwesterly corner of said Parcel J and the south line of the Southeast Quarter of said Section 3; thence South 90 degrees 00 minutes 00 seconds West along said south line 142.54 feet to the southwest corner of the Southeast Quarter of said Section 3, and the point of beginning.

Said tract contains 28.66 acres and is subject to a Madison County Highway Easement over the southerly 1.14 acres thereof