

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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This Document Prepared By: Security Abstract & Title Co, Inc., 114 N. 1st Ave., Winterset, Iowa 50273

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EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Jeffrey Alan Ridgway and Connie Lea Ridgway,

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 \_\_\_\_\_  
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 20<sup>th</sup>  
day of September, 2005.

Jeffrey Alan Ridgway  
Jeffrey Alan Ridgway

Connie Lea Ridgway  
Connie Lea Ridgway

Jeffrey Alan Ridgway

Connie L. Ridgway

M6-0455

STATE OF IOWA, MADISON COUNTY, ss:

On this 20<sup>th</sup> day of September, 2005, before me the undersigned, a notary public in and for the State of Iowa appeared to me Jeffrey Alan Ridgway and Connie Lea Ridgway 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.

Bonnie L. Miner  
Notary Public

NOTARY PUBLIC  
★ ★ ★  
BONNIE MINER  
COMMISSION NO.: 155042  
MY COMMISSION EXPIRES  
2-15-08

Exhibit "A"

The South Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17); The North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21); All in Township Seventy-seven (77) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land in part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17) and in part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20) and in part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: beginning at the Northwest corner of said Section Twenty-one (21), thence North 84°01'58" East (assumed for this description), 1317.79 feet to the Northeast corner of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence South 0°23'44" West along the East line of said Northwest Quarter (1/4), Northwest Quarter (1/4), 367.77 feet; thence South 66°41'29" West, 568.02 feet; thence South 77°47'54" West, 801.63 feet to the West line of said Northwest Quarter (1/4), Northwest Quarter (1/4); thence continuing South 77°47'54" West, 1230.35 feet; thence North 8°50'27" East, 644.06 feet; thence North 27°08'25" East, 145.69 feet to the North line of said Northeast Quarter (1/4), Northeast Quarter (1/4); thence continuing North 27°08'25" East, 402.90 feet; thence North 1°09'56" East, 537.52 feet; thence North 37°32'56" West, 518.28 feet to the North line of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence North 83°22'53" East, 1172.41 feet to the Northeast corner of said Southeast Quarter (1/4), Southeast Quarter (1/4); thence South 0°24'07" West, 1329.09 feet to the point of beginning containing 61.85 acres, more or less, AND EXCEPT Parcel "B", A parcel of land in the SW 1/4 of the SE 1/4 of Section 17, T-77N, R-26 West of the 5th P.M., Madison County, Iowa: commencing at the S 1/4 corner of said section 17, thence N 0°24'10" E (assumed for this description) along the West line of said SW 1/4, SE 1/4, 67.00 feet to the point of beginning; thence continuing N 0°24'10" E along said West line, 325.00 feet; thence N 85°48'50" E, 500.00 feet; thence S 0°24'10" W, 325.00 feet; thence S 85°48'50" W, 500.00 feet to the point of beginning containing 3.72 acres, more or less, including 0.37 acres of road right of way along the West side thereof, AND EXCEPT Parcel "B" A parcel of land in the NW 1/4 of the NE 1/4 of Section 20, T-77N, R-26 West of the 5th P.M., Madison County, Iowa: beginning at the SW corner of the said NW 1/4, NE 1/4, thence N 0°30'28" E (assumed for this description) along the West line of the said NW 1/4, NE 1/4, 220.00 feet; thence N 83°44'37" E, 580.00 feet; thence S 84°37'22" E, 418.59 feet; thence N 83°44'37" E, 175.00 feet; thence S 0°30'28" W, 135.00 feet to the South line of the said NW 1/4, NE 1/4; thence S 83°44'37" W, 1175.00 feet to the point of beginning containing 5.15 acres, more or less, including 0.20 acres of road right of way along the West side thereof,

AND

Parcel "B", A parcel of land in the SW 1/4 of the SE 1/4 of Section 17, T-77N, R-26 West of the 5th P.M., Madison County, Iowa: commencing at the S 1/4 corner of said section 17, thence N 0°24'10" E (assumed for this description) along the West line of said SW 1/4, SE 1/4, 67.00 feet to the point of beginning; thence continuing N 0°24'10" E along said West line, 325.00 feet; thence N 85°48'50" E, 500.00 feet; thence S 0°24'10" W, 325.00 feet; thence S 85°48'50" W, 500.00 feet to the point of beginning containing 3.72 acres, more or less, including 0.37 acres of road right of way along the West side thereto,