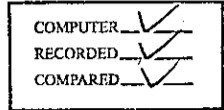


MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA



THIS DOCUMENT PREPARED BY: Warren Water District, Inc. 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200
RETURN TO: CLAIRE PATIN, PO BOX 215, INDIANOLA, IA 50125 515-961-2594

EASEMENT

KNOW ALL MEN BY THESE PRESENT:

William D. Cotton

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

2753 280th St.

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 25 day of August, 2005.

William D. Cotton
William D. Cotton

STATE OF IOWA, ss:

On this 25 day of August, 2005 before me the undersigned, a notary public in and for State of Iowa, appeared William D. Cotton

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.

Lisa Coffman
NOTARY PUBLIC

EXHIBIT "A"

A parcel of land lying Northwest of the old Railroad Right-of-Way in the Northeast Quarter (NE ¼) of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: In a plat of a certain survey filed August 24, 1992, in Book 2 at Page 333 in the Madison County Recorder's Office set forth as follows: Beginning at the North Quarter Corner of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Northeast Quarter (NE ¼) of said Section One (1), North 90° 00' 00" East, 1,383.19 feet to the Northwesterly Railroad Right-of-Way line; thence along said Right-of-Way line, Southwesterly 333.02 feet along a 3,869.72 foot radius curve, concave southeasterly, having a central angle of 04° 55' 51" and a long chord bearing South 44° 49' 18" West 332.92 feet; thence South 42° 21' 22" West 1,712.85 feet along said Right-of-Way line to the West line of said Northeast Quarter (NE ¼) of Section One (1); thence along said West line, North 00° 12' 34" East, 1,501.90 feet to the point of beginning. Said parcel of land contains 23.546 Acres including 2.414 Acres of County Road Right-of-Way, EXCEPT a parcel of land in the Northeast Quarter (NE ¼) of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northeast corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 1, thence North 90° 00' 00" East, 62.19 feet along the North line of said Section 1 to the Northwesterly Railroad Right-of-Way line thence Southwesterly, 333.02 feet along the Northwesterly Railroad Right-of-Way line and the arc of a curve concave to the Southeast with a radius of 3,869.72 feet, a central angle of 04° 55' 51" and a chord that bears South 44° 49' 18" West, 332.92 feet; thence South 42° 42' 22" West, 233.80 feet along the Northwesterly Railroad Right-of-Way line; thence North 00° 00' 00" West, 408.91 feet to the North line of said Section 1; thence North 90° 00' 00" East, 330.00 feet along the North line of said Section 1 to the point of beginning. Property contains 77.720 square feet (1.78 acres) more or less and is subject to established easements of record.