

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

✓ Return to: Claire B. Patin, P.O. Box 215, Indianola, IA 50125

**EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

John A. Groomes

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:

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 locally known as:

1326 Timber Ridge Ave

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 3  
day of October, 2005.John A. Groomes  
John A. Groomes

M6-0454

STATE OF IOWA, MADISON COUNTY, ss:

On this 3rd day of October, 2005, before me the undersigned, a notary public in and for the State of Iowa appeared to me John A. Groomes

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.

Christine Reitan Myers  
Notary Public