

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, Iowa 50125 515-962-1200
RETURN TO : Claire Patin, P.O. Box 215, Indianola, Iowa 50125 515-961-2594

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Darrell D. Ludwig and Kathryn Ann Ludwig

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 13 day of March, 2006.

Darrell D. Ludwig
Darrell D. Ludwig

Kathryn Ann Ludwig
Kathryn Ann Ludwig

STATE OF IOWA, ss:

On this 13 day of March, 2006, before me the undersigned, a notary public in and for State of Iowa appeared Darrell D. Ludwig and

Kathryn Ann Ludwig known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed and same as their voluntary act and deed.



Lisa Coffman
Notary Public

EXHIBIT A

Parcel "B", a part of the Northwest Quarter (¼) of the Northwest Quarter (¼) in Section 28, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, lying Southeasterly and Westerly of the county road, more particularly described as follows: Beginning as a point of reference the Southwest corner of said NW ¼ NW¼; thence N 00° 00' 00" E, along the West line of said NW¼ NW¼, 73.61 to the Point of Beginning; thence continuing N 0° 00' 00" E, 775.52 feet to the centerline of the county road; thence Northeasterly, along said centerline, 246.81 feet along a 716.30 foot radius curve, concave Northwesterly and having a central angle of 19° 44' 32"; thence S 45° 35' 37" E, 63.53 feet; thence S 13° 19' 12" E, 170.91 feet; thence Southerly 77.93 feet along a 250.00 foot radius curve concave Westerly having a central angle of 17° 51' 34"; thence S 04° 32' 22" W, 131.65 feet; thence Southwesterly 102.15 feet along a 250.00 foot radius curve, concave Northwesterly and having a central angle of 23° 24' 39"; thence S 27° 57' 02" W, 352.00 feet; thence Southwesterly 66.99 feet along a 250.00 foot radius curve, concave Southeasterly and having a central angle of 15° 21' 14"; thence S 12° 35' 47" W, 6139 feet; thence S 85° 01' 54" W, 21.15 feet to the Point of Beginning, containing 3.586 acres including 0.721 acres of road right of way.