

LISA SMITH, 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:

Larry E. Simmons and Linda J. Simmons

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:

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2501 Willow Bend Trl.

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. In addition, if the Easement area, as described herein, does not abut the nearest public road right-of-way, the Easement area shall extend to the nearest public road right-of-way line. 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 14th day of June, 2007.

Larry E. Simmons
Larry E. Simmons

Linda J. Simmons
Linda J. Simmons

STATE OF IOWA, ss:

On this 14 day of June, 2007 before me the undersigned, a notary public in and for State of Iowa, appeared Larry E. Simmons and Linda J. Simmons 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

Parcel "B", a parcel of land in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as:

Commencing at the Southeast Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 14; thence South 85 degrees 59 minutes 00 seconds west along the south line of the Southwest Quarter of the Southeast Quarter of said Section 14, a distance of 309.14 feet to the point of beginning; thence continuing South 89 degrees 59 minutes 00 seconds West along the south line of the Southwest Quarter of the Southeast Quarter of said Section 14, a distance of 906.35 feet; thence North 02 degrees 40 minutes 02 seconds West, a distance of 300.00 feet; thence North 85 degrees 59 minutes 00 seconds East, a distance of 759.00 feet to the centerline of Willow Bend Trail as it is presently established; thence south 02 degrees 40 minutes 02 seconds east along the centerline of said Willow Bend Trail, a distance of 152.65 feet; thence southeasterly along the centerline of said Willow Bend Trail, and along a 143.92 foot radius curve concave to the northeast, said curve having a chord length of 205.91 feet and a chord bearing of south 48 degrees 20 minutes 29 seconds East, a distance of 229.45 feet to the point of beginning. Said tract of land contains 5.33 acres more or less, which includes 0.33 acres of roadway easement Said tract of land being subject to and together with any and all easements of record