

REC \$ 10.00  
AUD \$  
R.M.F. \$ 1.00

FILED NO. 5433  
BOOK 140 PAGE 319

98 JUN 24 AM 10: 53

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Karla A. Tillotson, Ann Larson, Robert F. Baur,  
R. Edward Baur Corporation., 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 <sup>a</sup>  
waterline and appurtenances thereto, over, across and  
through the land of the GRANTORS situated in Madison County,  
Iowa, being more specifically described as follows:

AML  
RFB  
KBT

RFB  
KBT

10-76-27

The West One-Half (W 1/2) of the Northeast Quarter (NE 1/4);  
the East One-Half (E 1/2) of the Northwest Quarter (NW 1/4);  
and the East One-Half (E 1/2) of the West One-Half (W 1/2)  
of the Northwest Quarter (NW 1/4); all in Section 10,  
Township 76 North, Range 27 West of the 5th P.M., Madison  
County, Iowa,

AND

A tract of land beginning at the Northwest Corner of the  
Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4)  
of Section 10, Township 76 North, Range 27 West of the 5th  
P.M., and running thence South 245 feet; thence East  
approximately 582 feet to the center of public road as the  
same extends through said 40 acre tract; thence in a  
Northwesterly direction along the center of said road to the  
North Line of said 40 acre tract; thence West approximately  
186 feet to the point of beginning.

Cumming Rd.

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. The south line of the easement will  
be no further than 100 feet from the center of the road.

The trees in the Northeast corner of the NW 1/4 of the NE  
1/4 of Section 10, Township 76 North, Range 27 West of 5th  
P.M. will not be disturbed.

Landowner will be reimbursed for any damages to any growing  
crops, pasture, livestock, yard, fences, other improvements,  
etc. during construction and installation of the waterline  
and maintenance of the line anytime in the future.

All tile line in the easement area that are disturbed by the  
construction or maintenance of the water line will be  
repaired and put back in their original condition.

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.

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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 1<sup>st</sup> day of June, 1998.

Karla B Tillotson  
Karla B. Tillotson  
Robert F Baur  
Robert F. Baur

Edward Baur Corporation  
Robert F Baur  
By: Robert F. Baur, President  
Ann Larson  
Ann Larson

STATE OF IOWA, ss:

On this 9 day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Karla B. Tillotson to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same as their voluntary act and deed.

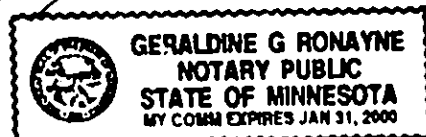


Marcia Batiste  
Notary Public

STATE OF IOWA, ss:

On this 3rd day of JUNE, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ann Larson to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same as their voluntary act and deed.

Geraldine G Ronayne  
Notary Public



STATE OF IOWA, ss:

On this 11<sup>th</sup> day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert F. Baur to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same as their voluntary act and deed.

Tracy Faust  
Notary Public



CORPORATE ACKNOWLEDGMENT

STATE OF IOWA, ss:

On this 11<sup>th</sup> day of June, A.D. 1998 before me, the undersigned a Notary Public, personally appeared Robert F. Baur to me personally known, who being by me duly sworn, did say that he is the President, of said corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Robert F. Baur as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Tracy Faust  
Notary Public

