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MICHELLE UTBACH
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1611

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Dennis Robert Phillips and Peggy Lynn Phillips, 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:

See attached Exhibit "A".

and locally known as: NH 3120 Terrace 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 _____ day of _____ 19____.

Dennis Robert Phillips
Dennis Robert Phillips

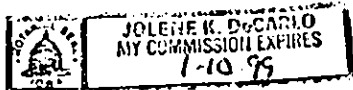
Peggy Lynn Phillips
Peggy Lynn Phillips

M3-112

STATE OF IOWA, MADISON COUNTY, ss:

On this 29th day of September, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Dennis + Peggy Phillips

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.



Jolete K. DeCarlo
Notary Public

M3-112

Exhibit "A"

SW1/4 in Section 20, Township 74N, Range 26W of 5th P.M., Madison County, Iowa EXCEPT A tract of land in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 90°00'00" West 1,304.87 feet along the South line of said Section Twenty (20) to the Point of Beginning, thence continuing South 90°00'00" West 518.96 feet along said South line, thence North 01°51'25" East 105.86 feet, thence North 85°02'00" East 78.54 feet, thence North 02°12'05" East 233.98 feet, thence South 87°33'55" East 443.16 feet, thence South 02°31'43" West 327.90 feet to the Point of Beginning, said tract of land contains 3.619 Acres including 0.457 Acres of County Road Right of Way, and a 20.00 feet wide well and waterline easement being 10.00 feet wide on both sides of the following described centerline: Commencing at the Southeast Corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 90°00'00" West 1,823.83 feet along the South line of said Section Twenty (20), thence North 01°51'25" East 46.55 feet to the Point of Beginning, thence South 90°00'00" West 415.91 feet, thence South 00°00'00" 16.00 feet to a terminus at the existing wall.