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EASEMENT

COMPUTER ✓
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COMPARED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

IVAN STEINLAGE AND ANGIE STEINLAGE,

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 ATTACHED LEGAL DESCRIPTION

3043 Hickory Ridge Rd. St. Charles

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 13th day of September, 1998.

Ivan Steinlage
Ivan Steinlage

Angie Steinlage
Angie Steinlage

STATE OF IOWA, ss:

On this 17th day of September 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ivan Steinlage, Angie Steinlage, 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.

Susan Harken
Notary Public



vm

EXHIBIT "A"

The South Half (1/2) of the Northwest Quarter (1/4) and the South Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) and the West Seven (7) Acres of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section Sixteen(16), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the West line of the Northwest Quarter (1/4) of said Section Sixteen (16), 1979.62 to the Northwest corner of the South Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16); thence North 83°11'20" East along the North line of the South Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 735.42 feet; thence South 0°00'00" West, 783.67 feet; thence South 32°56'46" East, 615.64 feet, thence South 0°00'00" West, 686.42 feet to a point on the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16); thence South 85°41'53" West along the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 1068.05 feet to the Point of Beginning. Said Parcel contains 40.815 Acres including 0.888 Acres of County Road Right-of-way, AND EXCEPT Parcel "B", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°19'18" West along an existing fence which is the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section 16, 908.79 feet; thence South 0°03'09" East, 991.23 feet to a point in an existing fenceline; thence North 87°49'32" East along and existing fenceline, 376.89 feet; thence North 0°03'09" West along an existing fenceline, 79.24 feet; thence North 89°36'46" East, 529.20 feet to a point on the East line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section 16, thence North 0°03'09" West along the East line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section 16, 968.24 feet to the point of beginning. Said parcel contains 20.163 acres, including 0.443 acres of county road right-of-way, AND EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16) Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 85°40'46" East along the South line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 81.41 feet; thence North 6°27'47" East along an existing fenceline, 354.12 feet; thence North 87°49'32" East along an existing fenceline, 294.64 feet; thence North 0°03'09" West, 991.23 feet to a point on the North Line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16); thence South 85°19'18" West along and existing fence, 180.00 feet; thence North 0°13'16" West along an existing fence, 1311.45 feet to a point on the North line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16); thence South 85°32'23" West along the North line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 231.28 feet to the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16); thence South 0°05'39" East along the West line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 601.16 feet to an existing fence corner; thence South 83°11'20" West along an existing fence, 595.56 feet; thence South 0°00'00" West, 783.67 feet; thence South 32°56'46" East, 615.64 feet; thence South 0°00'00" West 686.42 feet to a point on the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16); thence North 85°41'52" East along the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 256.76 feet to the point of beginning. Said Parcel contains 37.290 acres, including 0.294 acres of county road right-of-way, AND EXCEPT Parcel D located in the Southeast Quarter of the Northwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows; Beginning at the center of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°03'09" West along the East line of the Southeast Quarter of the Northwest Quarter of said Section 16, 366.52 feet; thence South 89°36'46" West, 529.20 feet; thence South 0°03'09" East, 79.24 feet to a point in an existing fence; thence South 87°49'32" West along an existing fence, 671.53 feet; thence South 6°27'47" West, 354.12 feet to a point on the South line of the Southeast Quarter of the Northwest Quarter of said Section 16; thence North 85°40'57" East along the South line of the Southeast Quarter of the Northwest Quarter of said Section 16, 1243.89 feet to the Point of Beginning. Said Parcel contains 10.014 Acres, including 1.225 Acres of County Road Right-of-way.

Steinlage, Ivan + Angie