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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50278 Telephone: 515-462-1091

EASEMENT

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KNOW ALL MEN BY THESE PRESENTS:

Larry M. Leonard Revocable Trust and Nancy L. Leonard Revocable Trust, 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:

West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25) and the North One-half (1/2) of the Northeast Quarter (1/4) of Section Thirty-six (36), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

and locally known as: 265th & Limestone 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 7th day of Aug, 1998.

Larry M. Leonard Revocable Trust Nancy L. Leonard Revocable Trust

By: Larry M. Leonard trustee
Larry M. Leonard, Trustee

By: Nancy L. Leonard trustee
Nancy L. Leonard, Trustee

M5-2,188

STATE OF IOWA, MADISON COUNTY, ss:

On this 7th day of August, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Larry M. Leonard and Nancy L. Leonard, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that the persons, as the fiduciaries, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Peggy K. Crabbe
Notary Public

