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FILED NO. 4264
BOOK 140 PAGE 673
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Preparer Information: Jerrold B. Oliver P.O. Box 230 Winterset (515)462-3771
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

EASEMENT

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KNOW ALL MEN BY THESE PRESENTS:

Larry Beeler and Nelda Beeler, Husband and Wife,
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:

The South 85 feet of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., which shall be limited to the installment of a meter pit; AND
The East 85 feet of the Southeast Quarter (1/4) of the Northwest Quarter (1/4); North 85 feet of the South 50 Acres of the West Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.; AND
The North 85 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

The Easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto.

Grantor, during initial construction and after construction is completed, during any repair of such waterline and appurtenances, shall:

1. Pay crop damages to Grantees.
2. Repair any fences and tile lines damaged by Grantee, or any persons performing such work for Grantee.
3. Restore the grade of the land to the same grade that existed prior to the construction, repair or maintenance of such pipeline and appurtenances.

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 7 day of April, 1999.

Larry Beeler
Larry Beeler

Nelda Beeler
Nelda Beeler

STATE OF IOWA, MADISON COUNTY, ss:

On this 7 day of April, 1999, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Larry Beeler and Nelda Beeler, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Jerrold B. Oliver
Notary Public in and for the State of Iowa

