

REC \$ 10.00
AUD \$ _____
TAX \$ 1.00

99 APR 21 PM 2:30

Preparer Information: Jerrold B. Oliver P.O. Box 230 Winterset

MICHELLE UTSLER
(515)462-3788 RECORDER
MADISON COUNTY, IOWA

EASEMENT

COMPUTER
RECORDED
COMPARED

KNOW ALL MEN BY THESE PRESENTS:

Larry Beeler and Nelda Beeler, Husband and Wife, and Linda Beeler, Single, 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 North 85 feet of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., except a tract of land described as follows: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Northeast 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; thence along the North line of said Section Twenty-three (23), North 90°00'00" East 27.18 feet; thence South 00°50'43" West 115.93 feet; thence North 88°24'19" West 27.31 feet; thence South 00°07'50" West 772.95 feet; thence South 89°29'37" West 653.82 feet; thence North 04°31'31" West 214.08 feet; thence North 00°00'00" 680.48 feet to the North line of said Section Twenty-three (23); thence along said North line, North 90°00'00" East 674.27 feet to the point of beginning. Said parcel of land contains 13.773 acres, including 0.054 acres county road right of way.

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

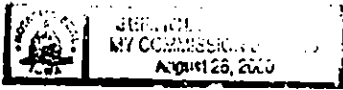
Nelda Beeler
Nelda Beeler

Linda Beeler

By Larry Beeler (AIP)
Larry Beeler, Attorney-in-fact

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. Olson
Notary Public in and for the State of Iowa

STATE OF IOWA, MADISON COUNTY, ss:

On this 7 day of April, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared, Larry Beeler, to me known to be the person who executed the foregoing instrument in behalf of Linda Beeler and acknowledged that he executed the same as the voluntary act and deed of said Linda Beeler.



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