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BOOK **140** PAGE **713**

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REC'D **10<sup>6</sup>**  
ADD'D **10<sup>6</sup>**

COMPUTER   
RECORDED   
COMPARED   
JUL 12 PH 2:43  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Hans C. Cooper and Sherry L. Cooper,  
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 Exhibit "A"

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 WHERE OF, the GRANTORS have executed this instrument this \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_\_.

[Signature]  
Hans C. Cooper

[Signature]  
Sherry L. Cooper

STATE OF IOWA, ss:

On this 1<sup>st</sup> day of JULY, 19 99, before me, the undersigned, a Notary  
Public in and for the State of Iowa, personally appeared Hans C. Cooper and  
Sherry L. Cooper 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.



[Signature]  
Notary Public

## Cooper-Exhibit "A"

Parcel "E" described as that part of Parcel "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty Seven (27) West of the 5th P.M., Madison County, Iowa described as follows: Commencing at the Southwest corner of the Northwest Quarter (1/4) of said Section Three (3); thence on an assumed bearing of South 89 51'52" East along the South line of said Parcel "A" and the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) a distance of 611.02 feet to the point of beginning; thence North 50 53'47" West 79.27 feet; thence North 00 00'00" West 980.79 feet to the North line of said Parcel "A"; thence South 88 42'00" East along said North line a distance of 506.59 feet to the West line of said Parcel "A"; thence South 00 00'00" East along said West line a distance of 1020.35 feet to the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3); thence South 00 00'00" East 11.10 feet to the South line of said Parcel "A" and the centerline of a Madison County Highway; thence North 89 45'16" West along said South line and centerline a distance of 349.47 feet; thence North 83 38'04" West 96.07 feet to the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) and the point of beginning. Said tract contains 11.99 acres and is subject to Madison County Highway Easement over the Southerly 0.31 acres thereof.

Cooper, Hans C.