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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
[515-462-1001]

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1001

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Dennis G. Daggett, 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:

See Attached Exhibit "A"

and locally known as: _____ 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 27th day of May, 1999.

Dennis G. Daggett
Dennis G. Daggett

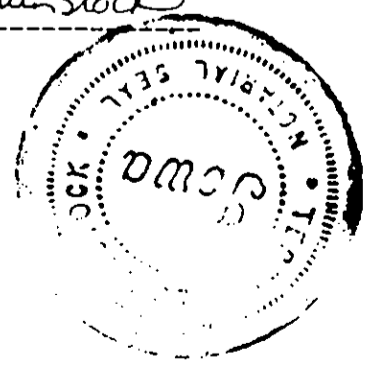
M5-2414

STATE OF IOWA, MADISON COUNTY, ss:

On this 27th day of May, 1999, before me the undersigned, a notary public in and for the State of Iowa appeared to me Dennis G. Daggett

known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Terri L. Schinstock
Notary Public



M5-2414

Exhibit "A"

The West Half (1/2) of the Southeast Quarter (1/4), and the West Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4), and the Southeast Quarter (1/4) of the Northwest Quarter (1/4), except the North Five (5) rods thereof, and the East Half (1/2) of the Southwest Quarter (1/4), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, excepting therefrom the Right of Way of the Chicago, Rock Island and Pacific Railroad across said land, AND EXCEPT Parcel "A" described as follows: That part of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), described as follows: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25); thence on an assumed bearing of South 01°40'11" East along the West line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) a distance of 149.77 feet to the point of beginning; thence North 89°10'20" East 457.47 feet; thence South 01°40'11" East 952.19 feet; thence South 89°10'20" West 457.47 feet to the West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25); thence North 01°40'11" West along said West line a distance of 952.19 feet to the point of beginning, said excepted tract containing 10.00 acres, AND EXCEPT Parcel "C" in the Southeast Quarter, Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 01°24'42" East 154.76 feet along the East line of said Southeast Quarter of the Northwest Quarter to the Point of Beginning; thence continuing South 01°24'42" East 1155.95 feet to the center of said Section 25; thence North 89°14'17" East 1322.00 feet along an existing fence to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 25; thence South 01°22'13" East 1313.83 feet to the Southeast Corner of said Northwest Quarter of the Southeast Quarter; thence North 89°10'59" East 652.37 feet along the North line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence South 01°42'17" East 1313.28 feet along the East line of the West Half of said Southeast Quarter of the Southeast Quarter to the South line of said Southeast Quarter of the Southeast Quarter; thence South 89°07'39" West 660.04 feet to the Southwest Corner of said Southeast Quarter of the Southeast Quarter; thence continuing South 89°07'39" West 25.44 feet along the South line of the Southwest Quarter of the Southeast Quarter of said Section 25 to the centerline of Middle River; thence North 42°37'53" West 98.73 feet along said centerline; thence North 04°24'51" East 349.09 feet along said centerline; thence North 48°24'17" West 223.90 feet along said centerline; thence South 79°14'22" West 178.83 feet along said centerline; thence South 86°41'12" West 265.57 feet along said centerline; thence North 76°16'38" West 44.15 feet along said centerline; thence North 53°50'39" West 165.04 feet along said centerline; thence North 01°24'42" West 1956.54 feet; thence South 89°16'31" West 459.13 feet; thence North 01°24'42" West 1185.81 feet; thence North 89°10'20" East 75.00 feet to the Point of Beginning, containing 67.835 acres,

M5-2414
 Duggett, Dennis G.