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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Leonard M. Flander, Flander and Casper, P. C., 223 East Court Avenue, P. O. Box 67,
Winterset, IA 50273-0067 Telephone: (515) 462-4912

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Patricia Bauman, hereinafter referred to as Grantor, in consideration of One Dollar and Other Valuable Consideration, hereby grants and conveys 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 Grantor situated in Madison County, Iowa, being more specifically described as follows:

Commencing at the Southeast Corner of the West Fractional Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, thence North along the East Line of said West Fractional Half ($\frac{1}{2}$) to the North Line of the County Road Right-of-Way and the Point of Beginning, thence West along the North Line of the County Road Right-of-Way to the West Line of said West Fractional Half ($\frac{1}{2}$), thence North along the West Line of said West Fractional Half ($\frac{1}{2}$) Sixty (60) feet, thence East to a point on the East Line of said West Fractional Half ($\frac{1}{2}$), which is Sixty (60) feet North of the Point of Beginning, thence South to the Point of Beginning.

and locally known as: 2171 105th Street, Van Meter, Iowa 50261, together with the right of ingress and egress over the adjacent lands of the Grantor, her successors and assigns for the purposes of this easement.

After the construction and installation of the water pipeline, 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 promises to maintain such water pipeline and any necessary appurtenances in good repair so that damage to adjacent real estate of Grantor, if any damage there be, will be kept to a minimum.

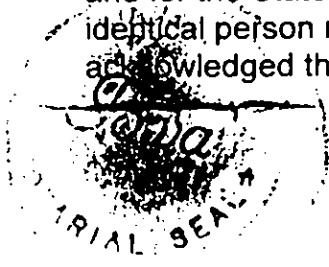
The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of July, 1999.

Patricia Bauman
Patricia Bauman

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 20th day of July, 1999, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared to me Patricia Bauman, known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Leonard M. Flander
Leonard M. Flander, Notary Public

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