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THIS DOCUMENT PREPARED BY: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, IA 50273 515-462-1691

EASEMENT

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

ALBERT D. VON RENTZELL AND JOYCE L. VON RENTZELL, 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:

A parcel of land described as follows: Beginning at the Southeast corner of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of said Section, North 90°00'00" West 944.60 feet; thence North 10°24'48" East 462.54 feet; thence North 73°19'00" East 62.59 feet; thence North 36°19'35" East 190.37 feet; thence North 05°43'52" East 616.57 feet; thence North 89°46'06" East 279.42 feet; thence North 00°47'09" East 530.02 feet; thence North 88°55'30" East 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57); thence along said East line, South 00°09'28" West 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less including county roads, and 23.29 acres, more or less excluding county roads. excepting therefrom a tract of land described as follows: Commencing at the Southeast corner of said Section Twelve (12), thence along the East line of the Southeast Quarter (1/4) of said Section, North 99°09'28" East 935.81 feet to the point of beginning, thence North 86°02'43" West 342.68 feet, thence North 00°33'14" East 222.46 feet, thence North 87°56'39" West 9.76 feet, thence North 00°23'27" West 58.64 feet, thence North 00°47'09" East 530.02 feet, thence North 88°55'30" East 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57), thence along said East line, South 00°09'28" West 841.52 feet to the point of beginning, containing 6.57 acres, more or less, including county road right-of-way,

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 parties expressly agree the easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto. The easement shall be located on the south 32 feet of the above described real estate and the water pipeline shall be located no more than 16 feet north of the south boundary line.

In the event the GRANTORS excavate driveways along the South boundary of the above described real estate, GRANTEE expressly agrees to lower the water pipeline at GRANTEES, expense to allow for the construction of said driveways.

It is agreed that crop damage will be paid to the GRANTORS during initial construction and thereafter during any repair of the water line and appurtenances. GRANTEE will pay for any damages to tile, fences, and other property. 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.

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IN WITNESS WHERE OF, the GRANTORS have executed this instrument this 22 day of August, 1999.

Albert D. Von Rentzell
ALBERT D. VON RENTZELL

Joyce L. Von Rentzell
JOYCE L. VON RENTZELL

STATE OF IOWA, ss:

On this 22 day of August, 1999, before me the undersigned, a notary public in and for State of Iowa appeared Albert D. Von Rentzell, Joyce L. Vonrentzell to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed and same as their voluntary act and deed.

Don Melan
Notary Public

