

FILED NO. 002405
BOOK 140 PAGE 795
1999 DEC 27 PH 2: 34

REC. 5⁰⁰ COMPUTER
AUD. 1⁰⁰ RECORDED
R.M.F. 1⁰⁰ EXIMPARED

P. 23

WILLIAM UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Wayne E. Thraikill and Ardith E. Thraikill,

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 West Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8); and the Northeast Quarter (1/4) of Section Seventeen (17) and a strip of land commencing at a point on the East line of the Northwest Quarter (1/4) of Section Seventeen (17), 28 rods and 17 links North of the Southeast corner thereof, running thence North 21 rods, thence West 18 rods, thence South 21 rods, thence East 18 rods to the place of beginning, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

and locally known as: 115th
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, ~~the~~ 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 26 day of July, 1999.

Wayne E. Thraikill
Wayne E. Thraikill

Ardith E. Thraikill
Ardith E. Thraikill

M5-2407

STATE OF IOWA, MADISON COUNTY, ss:

On this 26 day of July, 1999, before me the undersigned, a notary public in and for the State of Iowa appeared to me Wayne E. & Ardith E. Thraikill 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.

James R. Halterman
Notary Public

P.O. Box 57
Earlham
834-2458



M5-247