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COMPETED ✓
RECORDED ✓
EXAMINED ✓

FILED NO. 002109
BOOK 140 PAGE 799
1999 DEC 27 PM 2:34

WILLIAM E. UTSLER
RECORDER

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone 648/467-1600/WA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Farmers Cooperative Company

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 North One-half of the Northwest Quarter of the Southeast Quarter of Section 7, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT That part of the Northwest Quarter of the Southeast Quarter of Section 7, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 7; thence on an assumed bearing South 00°48'39" West along with the east line of the Northwest Quarter of the Southeast Quarter of said Section 7 a distance of 278.32 feet; thence North 89°54'25" West 208.73 feet; thence North 00°48'39" East 278.32 feet to the north line of the Northwest Quarter of the Southeast Quarter of said Section 7; thence South 89°54'25" East along said line 208.73 feet to the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 7 and the point of beginning. Said tract contains 1.33 acres and is subject to a Madison County Highway Easement over the northerly 0.19 acres thereof,

and locally known as: 120th
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, ^{any} 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 22 day of July, 1999.

By: Farmers Cooperative Co By: Dan Schrock

M5-2404

STATE OF IOWA, MADISON COUNTY, ss:

On this 22 day of July, 1999, before me the undersigned, a notary public in and for the State of Iowa appeared to me Farmers Coop. Co. By Dan Schrock 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



M 5-2404