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THIS DOCUMENT PREPARED BY: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, IA 50273 515-4100

EASEMENT

BOOK 140 PAGE 778

1999 DEC 27 PM 2: 33

KNOW ALL MEN BY THESE PRESENTS:

MARGARET SUE WALLACE

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:

WILLIE UTSLER
RECORDER
MADISON COUNTY, IOWA

The Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Except 25.97 acres described as: 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. Bearings are based on the South line of the Southeast Quarter of Section 12-T77N-R29W, which is assumed to bear West,

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 GRANTEE shall repair any fence or tile lines damaged by GRANTEE during the term of this easement.

It is agreed that 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 WHERE OF, the GRANTORS have executed this instrument this _____ day of Nov. 10, 1999.

Margaret Sue Wallace
Margaret Sue Wallace

STATE OF IOWA, ss:

On this 10th day of November, 1999, before me the undersigned, a notary public in and for State of Iowa appeared Margaret Sue Wallace 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.

Nancy L. Marth
Notary Public

Nancy L. Marth
My commission expires July 1, 2002



MA