

DEED RECORD 38  
REC \$ 10.00  
AUD \$ \_\_\_\_\_  
RMF \$ 1.00  
COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

FILED-NO 3215 P17 6.6  
BOOK 138 PAGE 616  
98 FEB 27 AM 8 31  
MICHELLE 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

396-2657

KNOW ALL MEN BY THESE PRESENTS

~~Harmon Lancaster and Pearl Lancaster and Thomas Lancaster and August R. Hughlin~~, 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

See Exhibit "A" Attachment

and locally known as 2202 Bevington Park Rd / 218th 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, no 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 3rd day of Feb, 19 98

\_\_\_\_\_  
Harmon Lancaster

Pearl Lancaster  
\_\_\_\_\_  
Pearl Lancaster

\_\_\_\_\_  
Thomas Lancaster

\_\_\_\_\_  
August R. Hughlin

M5-112

STATE OF IOWA, MADISON COUNTY, ss

On this 3rd day of Feb, 19 98, before me the undersigned, a notary public in and for the State of Iowa appeared to me Pearl Lancaster

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

Earl L. Evans  
\_\_\_\_\_  
Notary Public



✓ M

EXHIBIT "A"

The Fractional North Half (1/2) of the Northwest Quarter (1/4) except that part of the Fractional North Half of the Northwest Quarter lying west of the center line of county road R-35 and north of the center line of a county road all in Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P M, Madison County, Iowa, EXCEPT A parcel of land described as commencing at the northwest corner of Section 1, Township 75 North, Range 26 West of the 5th P M, Madison County, Iowa, thence N 85°13' E along the north line of the NWFR1/4 of said Section 1, 1,543.2 feet (recorded as 536.5 feet) to the west right of way line of a county road which is the point of beginning, thence S 23°51' W along said west right-of-way line 353.8 feet, thence N 71°40' E 402.3 feet, thence N 17°39' W 221.8 feet to the north line of said NWFR1/4, thence S 85°13' W 172.1 feet to point of beginning containing 1.384 Acres including 0.771 Acres of county road right-of-way AND EXCEPT Parcel "A" in the Northwest Fractional Quarter of the Northwest Quarter (NWFR1/4 NW1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P M, Madison County, Iowa, more particularly described as follows Commencing at the Northwest corner of Section One(1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P M, Madison County, Iowa, thence along the West line of the Northwest Quarter (NW1/4) of said Section One (1), South 00°00'00", 996.01 feet, thence South 90°00'00" East, 144.60 feet to the point of beginning Thence North 85°15'33" East, 643.65 feet, thence North 09°46'26" West, 101.55 feet, thence North 86°49'00" West, 130.02 feet, thence North 09°46'26" West, 448.46 feet, thence South 74°03'23" West, 198.25 feet to the centerline of County road R-35, thence along said centerline, South 23°53'30" West, 312.13 feet, thence Southwesterly 281.56 feet along a 2864.79 foot radius curve, concave Southeasterly, having a central angle of 05°37'52" and a chord bearing South 21°04'34" West, 281.44 feet to the point of beginning Said Parcel "A" contains 4.797 Acres including 0.690 Acres of County Road R-35 right of way

*Lancaster, Paul*