

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

FILED 2865 P. 12

BOOK 138 PAGE 467

REC \$ 5.00  
AUD \$  
RMF \$ 1.00

98 FEB -5 PM 2:04

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

KNOW ALL MEN BY THESE PRESENTS

Howard L Benshoof and Florence L Benshoof, 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 East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-three (23) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa AND The SW1/4 of the W1/2 of the SE1/4 of Section 24, and the West 3 acres of the NW1/4 of the NE1/4, and the N1/2 of the NW1/4, except 6 08 acres used for highway purposes and except that part thereof in the Southwest corner formerly used for railroad right of way, and the North 21/2 acres of the SE1/4 of the NW1/4 of Section 25, all in Township 76 North, Range 27 West of the 5th P M, Madison County, Iowa

and locally known as 2697 Hwy 92 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 24<sup>th</sup> day of Jan, 1998

Howard L Benshoof  
Howard L Benshoof

Florence Benshoof by T L Benshoof  
Florence L Benshoof

M5-2,115

STATE OF IOWA, MADISON COUNTY, ss

On this 24<sup>th</sup> day of Jan, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Howard L Benshoof and Florence L Benshoof 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

