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FILED NO. 287227
BOOK 138 PAGE 474

REC \$ 5.00
AUD \$ _____
RMF \$ 1.00

98 FEB -5 PM 2: 11

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

Richard Corliss Lyons and Beverly A Lyons,
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

A parcel of land described as beginning at the West Quarter Corner of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P M, Madison County, Iowa, thence North 85°38'02" East 209 01 feet along the North line of the Southwest Quarter (1/4) of said Section Sixteen (16), thence South 1°33'02" West 195 97 feet, thence South 47°18'41" East 361 06 feet, thence South 37°33'47" East 338 01 feet, thence South 62°59'58" East 195 61 feet, thence South 13°37'35" East 499 03 feet, thence South 42°36'38" East 514 64 feet, thence South 2°46'57" East 54 92 feet, thence South 54°31'27" West 483 81 feet, thence North 29°16'28" West 731 80 feet, thence North 83°15'17" West 402 34 feet, thence North 0°08'02" East 269 43 feet, thence North 77°56'53" West 170 50 feet to the West line of the Southwest Quarter (1/4) of said Section Sixteen (16), thence N 0°00'00" 990 25 feet to the point of beginning containing 24 3399 acres including 0 1454 acres of county road right-of-way,

and locally known as 3002 Hickory Ridge Rd
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 14th
day of January 1998

Richard C Lyons
Richard Corliss Lyons

Beverly A Lyons
Beverly A Lyons

M5-443

STATE OF IOWA, MADISON COUNTY, ss

On this 14th day of January 1998, before me the undersigned, a Notary Public in and for the State of Iowa appeared to me Richard C Lyons and Beverly A Lyons who acknowledged that they executed the within and foregoing instrument, and that they are the identical persons named in and who executed the within and foregoing instrument, and that they acknowledged that they executed the same as their voluntary act and deed

Jane P O'Halloran
Notary Public

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