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BOOK 138 PAGE 475

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REC \$ 5.00

AUD \$ _____

RMF \$ 1.00

MICHELLE DUSLER
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

Dennis E. Boyd and Cynthia M. Boyd, 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 Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P M, Madison County, Iowa,

and locally known as 2961
~~2977~~ Victory Ridge Road CB
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 17 day of January, 1998

Dennis E. Boyd
Dennis E Boyd

Cynthia M. Boyd
Cynthia M Boyd

M5-234

STATE OF IOWA, MADISON COUNTY, ss

On this 17th day of January, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Dennis E. Boyd
and Cynthia M. Boyd
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



Norma J. Shaw
Notary Public
my Comm. Expires 1/29/99