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98 FEB -5 PM 2: 18
MICHELLE UYSLI
RECORDER
MADISON COUNTY, IOWA

REC \$ 10.00
AUD \$ _____
RMF \$ 1.00

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

Joe Goodwin and Nancy Goodwin,

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" Attached

and locally known as 3025 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 31st
day of January, 19 98

Joe Goodwin
Joe Goodwin

Nancy Goodwin
Nancy Goodwin

M5-237

STATE OF IOWA, MADISON COUNTY, ss

On this 31 day of January, 19 98, before me the undersigned, a notary public in and for the State of Iowa appeared to me Joe & Nancy Goodwin 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



Wanda Nord
Notary Public

M

EXHIBIT "A"

Parcel "C" located in the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P M , Madison County, Iowa, more particularly described as follows Beginning at the Southwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) 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°40'46" East along the South line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 81 41 feet, thence North 6°27'47" East along an existing fenceline, 354 12 feet, thence North 87°49'32" East along an existing fenceline, 294 64 feet, thence North 0°03'09" West, 991 23 feet to a point on the North Line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), thence South 85°19'18" West along and existing fence, 180 00 feet, thence North 0°13'16" West along an existing fence, 1311 45 feet to a point on the North line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), thence South 85°32'23" West along the North line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 231 28 feet to the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), thence South 0°05'39" East along the West line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 601 16 feet to an existing fence corner, thence South 83°11'20" West along an existing fence, 595 56 feet, thence South 0°00'00" West, 783 67 feet, thence South 32°56'46" East, 615 64 feet, thence South 0°00'00" West 686 42 feet to a point on the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), thence North 85°41'52" East along the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), 256 76 feet to the point of beginning Said Parcel contains 37 290 acres, including 0 294 acres of county road right-of-way

Goodwin, Jeff Nancy
2025 11/10/2025