

REC \$ 5.00
AUD \$
RMF \$ 1.00

FILED NO 3199
BOOK 138 PAGE 599
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MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

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RECORDED ✓
COMPARED ✓

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

Rusty M Stephens and Mary Beth Stephens

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 in the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa, more particularly described as follows Beginning at the West Quarter Corner of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa, thence along the West line of the Northwest Quarter (NW 1/4) of said Section Twelve (12), North 00°00'00" 555 17 feet, thence South 88°48'34" East 235 44 feet, thence South 00°00'00" 555 17 feet to the South line of said Northwest Quarter (NW 1/4), thence along said South line, North 88°48'34" West 235 44 feet to the point of beginning Said parcel of land contains 3 000 Acres, including 0 570 acres of county road right of way,

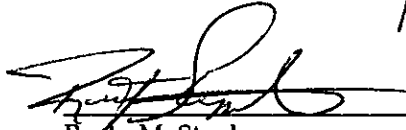
and locally known as 2340 Rustic Ave
together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this easement

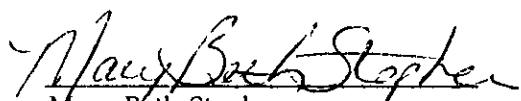
The Easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto

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 13th
day of February, 19 98


Rusty M Stephens

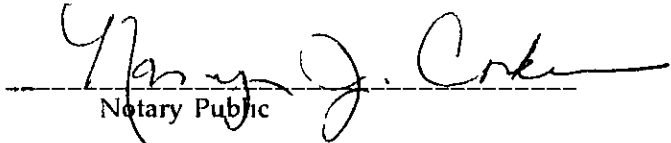

Mary Beth Stephens

M5-436

STATE OF IOWA, MADISON COUNTY, ss

On this 13th day of February, 19 98, before me the undersigned, a notary public in and for the State of Iowa appeared to me Rusty M Stephens & Mary Beth Stephens 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




Nancy J. Cook
Notary Public

VM