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98 MAY 22 AM 9:29  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5.00  
AUD \$  
R.M.F. \$ 1.00

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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:

Lloyd E. Benedict, Stephen W. Reineck, Frank R. Hulbert and Steven W. Anderson, 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 Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 19 and the South Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter (1/4), except 1 acre on the east side thereof for burying ground of Section 20 and except a tract of land commencing at the Northeast Corner of the South three-fourths of the West Half (1/2) of the Southwest Quarter (1/4) of Section 20 running thence West parallel with the South line of said Section 300 feet, thence South 80 rods, thence East parallel with the South line of said Section 300 feet, thence North 80 rods to the point of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND A tract of land commencing at the Northeast corner of the South Three-fourths (3/4) of the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty (20) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West parallel with the South line of said Section 300 feet, thence South 80 rods, thence East parallel with the South line of said Section 300 feet, thence North 80 rods to the point of beginning.

and locally known as: Timber Lane  
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 9th day of April, 1998.

Lloyd E. Benedict  
Lloyd E. Benedict

Stephen W. Reineck  
Stephen W. Reineck

Frank R. Hulbert  
Frank R. Hulbert

Steven W. Anderson  
Steven W. Anderson

M5-304

STATE OF IOWA, MADISON COUNTY, ss:

On this 9th day of April, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Lloyd E. Benedict, Stephen W. Reineck, Frank R. Hulbert and Steven W. Anderson 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.



Jodi L. Witzke  
Notary Public