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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave. Iowa 50273 Telephone: 515-462-1691

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Cunningham Ranch Incorporated, 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. 5, 6, 7, 8 + 18-76-26
12, 13, 14 + 24-76-27

and locally known as: Saddlers 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 12th day of FEBRUARY, 1998.

Cunningham Ranch Inc.
Cunningham Ranch Incorporated

P.J. Cunningham
P.J. Cunningham, President

CORPORATE ACKNOWLEDGMENT

STATE OF IOWA, MADISON COUNTY, ss: On this 12 day of FEBRUARY, A.D. 1998 before me, the undersigned a Notary Public, personally appeared P.J. Cunningham and XXXXXXXXXXXXXXXXXXXX to me, personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Directors and that the said President and Secretary acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Beth Flander
NOTARY PUBLIC
Beth Flander

M
M.S.

Exhibit "A"

South Half (S1/2) of the Northeast Quarter (NE1/4), North Half (N1/2) of the Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) Section Twelve (12), South Half (S1/2) of the Northeast Quarter (NE1/4), Southeast Quarter (SE1/4), South Half (S1/2) of the Southwest Quarter (SW1/4) Section Thirteen (13), Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) Section Fourteen (14), North Half (N1/2) of the North Half (N1/2), West 105 acres of the South Half (S1/2) of the North Half (N1/2) Section Twenty-four (24) all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., and South Half (S1/2) of the South Half (S1/2) Section Six (6), South Three Fourths (3/4) of Section Seven (7), North Half (N1/2) of Section Eighteen (18) except 17.53 acres owned by Baur Farms Inc in the Northwest part, thereof, West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Eight (8), Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Five (5) except that part North and East of the River, South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Five (5) Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa and East 80 acres of the North Half (N1/2) of the North Half (N1/2) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

COBLOKYLE VCKMO/AFEDC/IE/4

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Cunningham, Ron, Inc

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