

REC \$ 10<sup>00</sup>  
AUD \$  
R.M.F. \$ 1<sup>00</sup>

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

FILED NO. 4842  
BOOK 40 PAGE 214  
98 MAY 22 AM 9:30

MICHELLE UTSLER  
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:

Steven John Leonard and Cynthia Lee Leonard, 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 Attached Exhibit "A"

and locally known as: 2572 Peru 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 25 day of MARCH, 1998.

Steven John Leonard  
Steven John Leonard

Cynthia Lee Leonard  
Cynthia Lee Leonard

M5-2,358

STATE OF IOWA, MADISON COUNTY, ss:

On this 25 day of March, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Steven John Leonard and Cynthia Lee Leonard 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.

 JOHN S. SHAW  
MY COMMISSION EXPIRES  
2-11-2000

John S. Shaw  
Notary Public

M5-2358

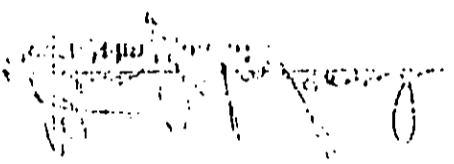
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Exhibit "A"

The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-one (31) in Township Seventy-five, (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND

All of Blocks 29, 30, 31, 32 and 33 and all that part of Blocks 20, 28, and 34 lying southwest of the public highway, and all vacated streets and alleys adjacent thereto and a tract twenty (20) feet square out of the southeast corner of Block 23, measuring from the center line of vacated alley and north line of street as reduced by vacation, all in the original town of Peru, and a tract commencing at the southwest corner of the northwest quarter (NW1/4) of the southeast quarter (SE1/4) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., thence East 40 feet, thence North Three (3) rods and Eleven and one-half (11 1/2) feet, thence East Twenty (20) feet, thence North Twelve (12) rods and 11.6 feet, thence West Sixty (60) feet, thence South to the point of beginning, all in Madison County, Iowa.



[Faint, illegible text, likely a legal description or deed, possibly containing names and dates. The text is mostly obscured by noise and low contrast.]

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