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

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone 562-5000

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Edward A. Powell and Edna Lorraine Powell  
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" 344-25-27

and locally known as: 2491 225<sup>th</sup> Tul.  
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 \_\_\_\_\_  
day of March 5, 1998.

Edward A. Powell  
Edward A. Powell

Edna Lorraine Powell  
Edna Lorraine Powell

M5-2,156

STATE OF IOWA, MADISON COUNTY, ss:

On this 5<sup>th</sup> day of March, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Edward A. Powell & Edna Lorraine Powell 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.

Regan M. Hill  
Notary Public



M5-2164



Exhibit "A"

Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence South to the Southwest corner of said forty-acre tract; thence East to the Southeast corner thereof; thence North 40 rods; thence Northwesterly in a straight line to the place of beginning; AND

The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), except all that part thereof which lies West of the present channel of Middle River; also all that part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) lying East of Middle River; also all that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) lying South and East of the main channel of Middle River; all in Section Four (4); and a tract of land commencing at a point on the North line of the South Half (S1/2) of Section Four (4) which 1156.4 feet West of the Northeast corner thereof, running thence East on said North line to said Northeast corner, thence South on the East line of said Section 1037 feet to a point where it intersects the center line of the public highway running in a Northwesterly and Southeasterly direction across said tract, thence in a Northwesterly direction 1569 feet, following the center of said highway, to the point of beginning; in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as follows: Commencing at the East Quarter Corner of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence, along the East line of said Section, South 01° 14' 36" West 635.00 feet to the Point of Beginning; thence, continuing along said East line, South 01° 14' 36" West 392.25 feet to the Northerly line of a county road; thence, along said Northerly line, North 45° 03' 29" West 158.26 feet; thence North 39° 45' 45" West 238.38 feet to the beginning of a nontangent curve concave Northeasterly; thence, Northwesterly 221.73 feet along said curve, having a radius of 517.96 feet, a central angle of 24° 31' 49" West 49.46 feet; thence, departing said Northerly Line of the county road, North 69° 28' 11" East 223.72 feet; thence South 54° 00' 00" East 78.48 feet; thence South 49° 34' 18" East 129.35 feet; thence South 24° 43' 41" East 90.96 feet to the Point of Beginning; said tract of land contains 3.000 Acres; AND EXCEPT that portion of said real estate conveyed to Madison County, Iowa

Powell, Edward A. & Edna Lorraine  
M5-2156

223