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FILED NO. 4853

BOOK 140 PAGE 236

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
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:

Tala J. Lehmer,

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 31-25-26

and locally known as: 2899-280^{ac} Lal
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 7th day of May, 1998.

Tala J. Lehmer
Tala J. Lehmer

M5-313

STATE OF IOWA, MADISON COUNTY, ss:

On this 7th day of May, 1998, before me, the undersigned, a notary public in and for the State of Iowa appeared to me Tala J. Lehmer

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.

Earl L. Evans
Notary Public

EARL L. EVANS
MY COMMISSION EXPIRES
1-2001

M5-313

EXHIBIT "A"

The South Half (S 1/2) Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the County Road, and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) EXCEPT Commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), thence West 121 feet, thence South 370 feet, thence East 121 feet, thence North 370 feet to the point of beginning, and EXCEPT Commencing at the Northwest corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), running thence East 20 feet, thence Southwest to a point 20 feet South of said Northwest corner, thence North to the point of beginning, and EXCEPT a parcel of land in the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Seventy-five (75) North, range Twenty-six (26) West of the 5th P.M., more particularly described as follows: Commencing at the Southeast Corner of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the east line of said Section Thirty-one (31), North 00°00'00" 2313.61 feet to the centerline of a County Road; thence along said centerline, South 45°26'58" West 652.12 feet; thence South 85°58'05" West 475.82 feet; thence North 77°11'08" West 125.94 feet to the point of beginning, thence South 02°22'34" East 192.20 feet; thence South 88°17'25" West 181.67 feet; thence South 31°28'07" West 22.97 feet; thence South 86°25'42" West 352.10 feet; thence North 03°56'25" West 247.81 feet to the centerline of a county road; thence along said centerline, North 86°03'35" East 398.41 feet; thence South 77°11'08" East 160.59 feet to the point of beginning, said parcel of land containing 3.000 acres, including 0.423 acres of county road right-of-way, AND Commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence West 121 feet, thence South 370 feet, thence East 121 feet, thence North 370 feet to the point of beginning, plus an easement for the construction and maintenance of a well and water line over the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31) to the above-described tract,

Lehmer, Tala
115-213