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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:

Grant Johnson
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". 26-76-27

and locally known as: 2052 Quarry
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 Feb. 1998.

Grant Johnson
Grant Johnson

M5-2067

STATE OF IOWA, MADISON COUNTY, ss:

On this 25 day of Feb. 1998 before me the undersigned, a notary public in and for the State of Iowa appeared to me Grant Johnson

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.

James R. Hallerman
Notary Public



✓ M5-2067

Exhibit "A"

Parcel "C" located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, and being a part of parcel "A" of Section 26, more particularly described as follows: Beginning at the West Quarter corner of Section 26, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence along the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), North 00°00'00" East 375.86 feet, thence South 89°44'21" East 655.74 feet, thence South 00°07'31" East 1424.35 feet to the South right of way line of Highway #92; thence, along said ROW line, South 73°58'18" West 121.35 feet; thence North 07°07'06" West 218.80 feet; thence South 87°11'05" West 171.42 feet; thence South 67°59'13" West 364.53 feet to the West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), thence, along said West line, North 00°20'08" West 1012.93 feet to the Point of beginning. Said Parcel "C" contains 19.904 acres, including 0.901 acres of public road right of way, EXCEPT THE FOLLOWING-DESCRIBED REAL ESTATE, TO WIT: Parcel "D" located in Parcel "C" of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-six (26), North 00°00'00" East 375.86 feet to the Northwest corner of existing Parcel "C"; thence South 89°44'21" East 655.74 feet to the NE corner of said Parcel "C"; thence along the East line of said Parcel "C", South 00°07'31" East 663.91 feet; thence North 89°44'21" West 655.50 feet to the West line of said parcel "C"; thence, along said West line, North 00°20'08" West 288.06 feet to the Point of beginning. Said Parcel "D" contains 10.000 acres, including 0.503 acres of county road right of way.

VM 5-2061
Johnson, Grant
2052 QUARRY

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