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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:

~~Michael W. Lathrum~~<sup>WS</sup>, ~~Arleen L. Lathrum~~<sup>WS</sup>, Janiece Ricklefs and Wade A. Sehman, 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 17418-75-96

and locally known as: 2912 St. Charles 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

~~Michael W. Lathrum~~

~~Arleen L. Lathrum~~

Janiece A. Sehman  
Janiece Ricklefs Sehman

Wade A. Sehman  
Wade A. Sehman

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STATE OF IOWA, MADISON COUNTY, ss:

On this 13 day of March, 1998, before me the undersigned, a Notary Public in and for the State of Iowa appeared to me Wade Sehman and Janiece Sehman

to be the identical persons named in and who executed the within and foregoing instrument, and they acknowledged that they executed the same as their voluntary act and deed.



Kathy J. Lilly  
Notary Public

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EXHIBIT "A"

Parcel "C" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 17, and in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 18, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West, North 85°35'34" East 745.94 feet; thence South 04°19'33" East 701.70 feet; thence South 00°30'03" West 614.66 feet to the South line of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4); thence along said South line, South 85°44'52" West 799.25 feet to the Southwest Corner of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4); thence along the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West, South 00°15'02" West 285.22 feet; thence North 87°49'18" West 116.56 feet; thence North 02°05'04" West 817.75 feet; thence North 88°42'55" East 105.57 feet; thence North 06°35'52" West 237.16 feet; thence North 20°04'26" West 103.06 feet; thence North 02°46'54" East 439.12 feet to the North line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Eighteen (18); thence North 85°50'01" East 89.24 feet to the Point of Beginning. Said Parcel "C" contains 27.733 acres, including 0.133 acres of county road right of way.

Sehman, Wade A.  
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