

REC \$ 10.00
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R.M.F. \$ 1.00

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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 562-6600 FAX 562-6601

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Russell Eugene Roberts and Vicki J. Roberts
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" 8-25-27

and locally known as: 7325 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 10th
day of March, 1998.

Russell Eugene Roberts
Russell Eugene Roberts

Vicki J. Roberts
Vicki J. Roberts

M5-2,320

STATE OF IOWA, MADISON COUNTY, ss:

On this 13th day of March, 1998, before me, the undersigned, a notary public in and for the State of Iowa appeared to me Russell Eugene Roberts and Vicki J. Roberts 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.



Joyce E. Binns
Notary Public

M5-2320

11-23-20

Exhibit "A"

A tract of land in that part of the East Half (1/2) of the West Half (1/2) of the Northwest Quarter (1/4), lying north of the public highway, of Section Eight (8) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter (1/4) of Section Eight (8) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 00 degrees 00' 00" 1,288.00 feet to the centerline of public highway, thence along said centerline South 87 degrees 55' 00" East 322.57 feet, thence Southeasterly 336.33 feet along a 3,819.72 foot radius curve, concave southwesterly and having a central angle of 5 degrees 02' 42", to the point of beginning, thence North 00 degrees 26' 20" East 328.23 feet, thence South 81 degrees 22' 15" East 400.79 feet, thence South 00 degrees 26' 20" West 334.91 feet to the centerline of the public highway, thence along said centerline North 79 degrees 28' 00" West 174.87 feet, thence northwesterly 227.00 feet along a 3819.72 foot radius curve, concave southwesterly and having a long chord, bearing North 81 degrees 10' 09" West 226.96 feet to the point of beginning, said tract of land contains 3.000 Acres including 0.428 Acres of public highway right of way.

[Faint, mostly illegible text, likely a survey plat or map description]

Robert Russell Eugene

11-23-20