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FILED NO. 4235
 BOOK 139 PAGE 24
 98 APR 29 PM 3: 56
 MICHELLE UTSLET
 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:

~~Henry Harvey Etzen~~ and Rose Ann Etzen, and James Gruwell and Deborah Gruwell 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".

and locally known as: Millstream
 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, ^{of} 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 21 day of April, 1998.

~~Henry Harvey Etzen~~
 Henry Harvey Etzen

Rose Ann Etzen
 Rose Ann Etzen

James R. Gruwell
 James Gruwell

Deborah Gruwell
 Deborah Gruwell

M5-2225

STATE OF IOWA, MADISON COUNTY, ss:

On this 21 day of April, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me James R. Gruwell & Deborah Gruwell & Rose Ann Etzen 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. Halterman
 Notary Public



✓M

Exhibit "A"

The North One-fourth (1/4) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCLUDING A parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), thence along the North line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), South 89 degrees 35'49" East 391.72 feet; thence South 00 degrees 15'52" West 329.90 feet; thence North 89 degrees 35'49" West 390.20 feet to the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence along said West line North 00 degrees 00'00" 329.91 feet to the Point of Beginning, containing 2.961 acres, BUT INCLUDING A parcel of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6), more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6); thence along the South line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4) North 89 degrees 35'49" West 930.08 feet; thence North 00 degrees 15'52" East 96.50 feet; thence North 88 degrees 02'25" East 347.10 feet; thence North 90 degrees 00'00" East 582.71 feet to the East line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence along said East line South 00 degrees 00'00" 114.91 feet to the Point of Beginning, containing 2.336 acres,