

COMPUTER
 RECORDED
 COMPARED
 REC \$ 10.00
 AUD \$ _____
 R.M.F. \$ 1.00

FILED NO. 4236
 BOOK 139 PAGE 26
 98 APR 29 PM 3:57
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer
 Information: Jerrold B. Oliver P.O. Box 230

Winterset (515)462-3731

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Charles W. Murphy and June K. Murphy, Husband and Wife, 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:

The North Thirty-two (32) feet of the following described real estate:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

and locally known as: 2216 - 240th Lane

The Easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto.

Grantor, during initial construction and after construction is completed, during any repair of such waterline and appurtenances, shall:

1. Pay crop damages to Grantees.
2. Repair any fences and tile lines damaged by Grantee, or any persons performing such work for Grantee.
3. Restore the grade of the land to the same grade that existed prior to the construction, repair or maintenance of such pipeline and appurtenances.

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 10 day of April, 1998.

Charles W. Murphy
 Charles W. Murphy

June K. Murphy
 June K. Murphy

STATE OF IOWA, MADISON COUNTY, ss:

On this 10 day of April, 1998, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Charles W. Murphy and June K. Murphy, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Jerrold B. Oliver
 Notary Public in and for the State of Iowa



VM



Exhibit "A"

Parcel "B", located in the North Fractional Half of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 2° 10' 43" East, 16.01 feet to the Point of Beginning; thence South 2° 10' 43" East, 644.65 feet; thence South 89° 47' 03" East, 166.97 feet to a point on the East line of Lot 5 of the North Fractional Half of the Northwest Quarter of said Section 18; thence South 0° 26' 27" West along the East line of said Lot 5, 660.82 feet; thence South 89° 34' 23" East, 40.06 feet to a point on the grading centerline of County Road P-71; thence Northeasterly 623.91 feet along a 1146.00 foot radius curve concave Southeasterly with a chord of North 31° 19' 12" East, 616.24 feet which is the grading centerline of County Road P-71; thence North 46° 55' 00" East along the grading centerline of County Road P-71; 46.20 feet; thence Northeasterly 473.04 feet along a 1146.00 foot radius curve concave northwesterly with a chord of North 35° 05' 29" East, 469.69 feet along the grading centerline of County Road P-71 to a point on the East line of Lot 7 of the North Fractional Half of the Northwest Quarter of said Section 18; thence North 1° 02' 00" East along the East line of Lot 7 of the North Fractional Half of the Northwest Quarter of said Section 18; 363.65 feet; thence South 90° 00' 00" West 857.10 feet to the Point of Beginning. Said Parcel contains 15.246 acres, including 2.210 acres of County Road right-of-way.

Lots Two (2), Three (3) and Four (4) and the North 5 acres of Lot One (1) and the South Half (1/2) of Lot Five (5) and the North 16 feet of Lots Five (5), Six (6) and Seven (7) and the East 2 acres of the South 4 chains of the West 10 chains of the North Fractional Half (1/2) of the Northwest Quarter (1/4), all in Section Eighteen (18) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and a tract commencing 16 feet South of the Northwest Corner of Lot Five (5) of the North Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Eighteen (18) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 644 feet, thence East 164 feet, thence in a straight line to a point 139 feet East of the point of beginning, thence West to the point of beginning.