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FILED NO. 4639'
BOOK 140 PAGE 7
98 MAY 21 PM 2:17
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC'D 5⁰⁰
AUD'S _____
R.M.F.S. 1⁰⁰
COMPUTER
RECORDED
COMPARED

THIS DOCUMENT PREPARED BY:
Richard B. Clogg, Attorney at Law
106 E. Salem Ave., P.O. Box 215
Indianola, Iowa 50125
Telephone: 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Oliver L. Russell, Kathryn Russell

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, 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:

A tract of land described as follows: to-wit: Commencing at a point 643.1 feet South of the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 831.1 feet, thence South 85 degrees 15' West 135.3 feet, thence South 72 degrees 16' West 140.4 feet, thence South 79 degrees 11' West 139.1 feet, thence South 73 degrees 42' West 170 feet, thence South 59 degrees 48' West 194 feet, thence south 76 degrees 30' West 335.5 feet, thence South 75 degrees 30' West 233 feet, thence North 01 degrees 16' East 145.5 feet, thence, North 60 degrees 42' East 109 feet, thence North 37 degrees 36' East 158.2 feet, thence North 00 degrees 39' West 116.7 feet, thence North 4 degrees 37' East 213 feet, thence North 28 degrees 30' East 166.8 feet, thence North 81 degrees 04' East 239.3 feet, thence North 83 degrees 41' East 362.9 feet, thence North 51 degrees 42' East 510.4 feet to the point of beginning.

195th Trl.

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.

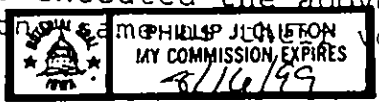
IN WITNESS WHERE OF, the GRANTORS have executed this instrument this 3rd day of March, 1998.

Oliver L. Russell
Oliver L. Russell

Kathryn Russell
Kathryn Russell

STATE OF IOWA, ss:

On this 3rd day of March, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Oliver L. Russell and Kathryn Russell to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same voluntary act and deed.



[Signature]

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