

Document Prepared by:
Security Abstract & Title Co., Inc.
114 N. 1st Ave., Winterset, Iowa 50273
515/462-1691

REC \$ 10⁰⁰ COMPUTER
AUD \$ _____ RECORDED
R.M.F. \$ 1⁰⁰ COMPARED

FILED NO. 4673
BOOK 140 PAGE 41
98 MAY 21 PM 2:53
MICHELLE UTSLER
REGORDER
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Jay Wildin and Mary Wildin,

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:

See Attached Exhibit "A"

13414 = 95-27

locally known as: 2644 St. Charles Rd. & 2438 Hiatt Apple 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.

GRANTEE, during initial construction and after construction is completed, and during any repair of such waterline and appurtenances, shall: 1.) Pay crop damages to Grantors; 2). Repair any fences, electric lines, water lines, and tile lines damaged by Grantee, or any persons performing such work for 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 14 day of May, 1998.

Jay Wildin
Jay Wildin

Mary Wildin
Mary Wildin

STATE OF IOWA, ss:

On this 14 day of May, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jay Wildin, Mary Wildin to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same as their voluntary act and deed.

Twila J. Salsbury
Notary Public



m

41

EXHIBIT "A"

The Northwest Quarter (NW 1/4); also the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and a tract described as follows: All that part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) lying South and West of a line drawn diagonally from the Northwest Corner thereof to the Southeast Corner thereof, all in Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land in the Northwest Quarter (NW 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as: Beginning at the West Quarter Corner of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the west line of the Northwest Quarter (NW 1/4) of said section on an assumed bearing of North 00°00'00" East a distance of 2617.66 feet to the Northwest Corner of said section; thence along the north line of said section (also being the centerline of County Highway G-50), North 89°27'13" East 1699.72 feet; thence along an existing fence, South 00°04'03" East 2422.40 feet; thence along an existing fence and its easterly prolongation, South 89°27'34" West 392.12 feet; thence along an existing fence, South 00°10'15" East 225.76 feet to the south line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said section; thence along said south line, North 89°12'49" West 1311.19 feet to the Point of Beginning, containing 100.932 acres, more or less, including public roads, and 95.302 acres, more or less, excluding public roads AND The North One-fourth (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13) and the North Half (1/2) of the South Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

within, Jay
✓M