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REC \$ 5<sup>00</sup>  
AUD \$ \_\_\_\_\_  
R.M.F. \$ 1<sup>00</sup>

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

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98 MAY 21 PM 3:40  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1091

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Todd Brown,

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:

Parcel "C", located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th, P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°38'02" West along the North line of the Northwest Quarter of the Southwest Quarter of said Section 16, 484.34 feet to the Point of Beginning; thence South 85°38'02" West along the North line of the Northwest Quarter of the Southwest Quarter of said Section 16, 631.51 feet; thence South 1°38'33" West along an existing fenceline, 196.55 feet; thence South 47°38'25" East along an existing fenceline, 361.24 feet; thence South 37°16'56" East along an existing fenceline, 337.89 feet; thence North 15°01'36" East, 434.35 feet; thence North 8°36'47" East, 341.14 feet to the point of beginning. Said parcel contains 6.414 acres, including 0.469 acres of county road right-of-way,

and locally known as: Hickory Ridge 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 6<sup>th</sup> day of March, 19 98.

Todd W. Brown  
Todd Brown

M5-444

STATE OF IOWA, MADISON COUNTY, ss:

On this 6<sup>th</sup> day of March, 19 98, before me the undersigned, a notary public in and for the State of Iowa appeared to me Todd Brown

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.

Earl L. Evans  
Notary Public

