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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone 319-251-1111

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Jesse David Mullins and Barbara Jean Mullins, 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 Exhibit "A" Attached 10-74-27

and locally known as: 2544 290th ST. 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 23 day of March, 1998.

Jesse David Mullins
Jesse David Mullins

Barbara Jean Mullins
Barbara Jean Mullins

M5-369

STATE OF IOWA, MADISON COUNTY, ss:

On this 23 day of March, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Jesse David Mullins + Barbara Jean Mullins known to be the identical persons named in and who executed the within and foregoing instrument, and they acknowledged that they executed the same as their voluntary act and deed.



Marie E. Brand
Notary Public

✓M5-369

EXHIBIT "A"

The South One-Half (1/2) of the Northwest Quarter (1/4) of Section Ten (10) and commencing at the Northwest Corner of said Section Ten (10) and running thence South on the West line of said Section 41 rods 3 1/2 feet, thence North, 75° East, 12 rods, thence South, 48°20' East, 5 rods 9 1/2 feet, thence South, 5°30' West, 5 rods 6 1/2 feet, thence South 11°42' East, 18 rods 8 feet, thence South, 55°4' East, 17 rods 14 1/2 feet, thence South 74°54' East, 18 rods 7 feet to intersect the South line of the North Quarter (1/4) of said Section Ten (10), thence East on said South line 143 rods 14 feet, thence North, 38° West, 15 rods 6 1/2 feet, thence North 15 rods 10 feet, thence North, 49°45' East, to a point intersecting the North line of the South One-Half (1/2) of said North Quarter (1/4) of said Section 10, thence West on said North line to a point 64 rods East of the West line of said Section Ten (10), thence North 40 rods to the North line of said Section, thence West on said North line 64 rods to the place of beginning, containing 57.8 acres, more or less, all in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa; and also all that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 10-74-27 which lies South and West of the public highway and containing 4 acres more or less; except the following-described portion thereof: Commencing at a point 16 rods East of the Southwest Corner of the South Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence East on the South line of said South Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) 19 rods 4.6 feet, thence North 38 1/2 West 15 rods 6.5 feet, thence North 15 rods 10 feet, thence North 49°45' East to a point intersecting the North line of said South Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) 18 rods 16.2 feet, thence West on said North line 24 rods 4.6 feet, thence South 40 rods to the point of beginning, containing 3.38 acres, more or less,