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98 MAY 21 PM 3:45

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone 562-3111

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Michael J. Watson and Carol A. Watson,

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:

A part of the West Half (1/2) of Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point on the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section that is 427.5 feet South of the Northwest corner of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 1233 feet, thence North, 44°52' East, 181.5 feet, thence along a curve to the right 149.54 feet, thence North, 55°46' East, 229.5 feet, thence along a curve to the right 199.77 feet, thence North, 62°30' East, 1250.5 feet, thence North, 61°40' West, 317.4 feet, thence along a curve to the right 298.78 feet, thence North, 49°03' West, 134.6 feet, thence along a curve to the left 425.28 feet, thence South 55°15' West, 137.8 feet, thence along a curve to the right 338.49 feet, thence North, 88°20' West, 181.5 feet to the point of beginning, subject to road easement, and containing 28 acres, more or less,

and locally known as:

2732 Settlers 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 14<sup>th</sup> day of March, 19 98.

Michael J. Watson  
Michael J. Watson

Carol A. Watson  
Carol A. Watson

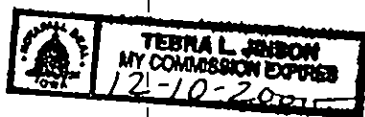
M5-473

STATE OF IOWA, MADISON COUNTY, ss:

On this 14<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 Michael Watson and Carol A. Watson

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.

Terra L. Johnson  
Notary Public



✓  
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