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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: 850-0808

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Clifford J. Ingram,

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:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), and the North Half (1/2) of the Northwest Quarter (1/4) except the following-described tract of land, to-wit: Commencing at the Southwest corner of said North Half (1/2) of the Northwest Quarter (1/4) and running thence North 13 rods, thence East 12 4/13 rods, thence South 1 4/9 rods, thence East 27 9/13 rods, thence South 11 5/9 rods to the South line of said 80-acre tract, thence West 40 rods to the place of beginning, in Section Fifteen (15), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a tract described as commencing at the Northwest corner of said Section Fifteen (15), thence South 00°00'00" 493.48 feet along the west line of the Northwest Quarter (1/4) of said Section Fifteen (15) to the point of beginning; thence continuing South 00°00'00" 617.74 feet to a point that is 214.50 feet North of the Southwest Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15); thence North 85°58'09" East 203.08 feet; thence South 00°00'00" 23.83 feet; thence North 85°58'09" East 442.17 feet; thence North 01°55'00" West 612.51 feet; thence South 88°32'00" West 623.37 feet to the point of beginning; said tract contains 9.01 acres, including 0.71 acres of public road right-of-way,

and locally known as:

2388 Valley View

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 26 day of March, 19 98.

Clifford J. Ingram
Clifford J. Ingram

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STATE OF IOWA, MADISON COUNTY, ss:

On this 26 day of March, 19 98, before me the undersigned, a notary public in and for the State of Iowa appeared to me Clifford J. Ingram

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.



Holly A. Lucas
Notary Public

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