

FILED NO. 4787
BOOK 140 PAGE 169
98 MAY 21 PH 3:47

REC \$ 5.00
AUD \$ 1.00
R.M.F. \$ 1.00

COMPUTER ✓
RECORDED ✓
COMPARED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Waterloo, Iowa 50273

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Julie M. Lammers and Douglas G. Nelson,

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 parcel of land located in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the East line of said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), South 00°11'22" West 901.49 feet, thence North 89°42'18" West 847.12 feet, thence North 01°34'21" West 595.12 feet to the centerline of the North River, thence along said centerline South 89°48'38" East 123.69 feet, thence North 50°24'39" East 87.83 feet, thence North 28°48'19" East 188.08 feet, thence North 15°04'00" East 87.76 feet to the North line of said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), thence departing said centerline of river and along said North line, South 89°42'18" East 561.62 feet to the Point of Beginning; said parcel of land contains 16.115 acres, including 2.936 acres of highway right-of-way.

and locally known as: Dwy 169
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, ~~the~~ 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 28
day of March, 1998.

Julie M. Lammers Nelson
Julie M. Lammers

Douglas G. Nelson
Douglas G. Nelson

M5-2089

STATE OF IOWA, MADISON COUNTY, ss:

On this 28 day of March, 1998 before me the undersigned, a notary public in and for the State of Iowa appeared to me Julie Nelson
Douglas Nelson
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.

James R. Halterman
Notary Public



M5-2089

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