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FILED NO. 2992

BOOK 134 PAGE 345

M-0211

EASEMENT

REC \$ 10.00
ADD \$ _____
R.M.F. \$ 2.00

95 MAY 22 AM 10: 58

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

HOWARD P. DOWNS AND SUSAN R. DOWNS, hereinafter referred to as GRANTORS, in consideration of One Dollar and other valuable consideration, hereby grant and convey unto Warren Water District, 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:

NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT the West 180 feet of the North 290 feet thereof.

AND

SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

and locally known as: RR St. Charles, Iowa 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.

Water line to be installed no more than 50 feet from the County Right-of-Way along the north property line. 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 crop damage will be paid by the GRANTEE. The GRANTEE shall pay for all damages to tile lines caused by installation or maintenance of the water line. 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 provisions of this easement will constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

(1)

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IN WITNESS WHEREOF, the GRANTORS have executed this instrument
this 28th day of April, 1994.1995

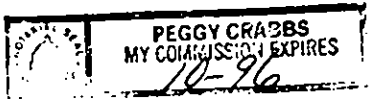
[Signature] ^{for} Howard Downs
HOWARD P. DOWNS _{DOA,}

[Signature]
SUSAN R. DOWNS

STATE OF IOWA, MADISON COUNTY, ss:

On this 28th day of April, 1994, before me the undersigned a
notary public in and for the State of Iowa appeared Howard P.
Downs and Susan R. Downs to me known to be the identical persons
named in and who executed the wintin and foregoing instrument,
and acknowledged that they executed the same as their voluntary
act and deed.

[Signature]
Notary Public



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