

COMPUTER
RECORDED
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FILED NO. 2995

REC \$ 15.00
AUD \$ 7.00
R.M.F. \$ 7.00

BOOK 60 PAGE 276

95 MAY 22 AM 11:01

EASEMENT

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:
DEAN DECKER 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:

SEE ATTACHED LEGAL DESCRIPTION.
WATERLINE TO BE INSTALLED PER ATTACHED CONSTRUCTION MAP.

and locally known as:
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. WATER PIPELINE SHALL BE INSTALLED PARALLEL TO THE SOUTH PROPERTY LINE OF ABOVE-DESCRIBED PROPERTY.

It is agreed that 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 provisions of this easement will 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 5 day of May, 1995.

Dean Decker
DEAN DECKER

STATE OF IOWA, MADISON COUNTY, ss:
On this 3rd day of May, 1995, before me the undersigned a notary public in and for the State of Iowa appeared DEAN DECKER to me 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.

Eva M. Short
Notary Public



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Commencing at the SE corner of Section 2, thence N28°30'W, with magnetic variation of 7° East, 227 feet, thence N10°50'E 278½ feet, thence North 254 feet, thence S42°30'W 966 feet, thence S84°E 658 feet, thence North 58½ feet to the point of beginning; AND Commencing at the SW corner of Section 1 and running thence North to the right of way heretofore conveyed to the Chicago, St. Paul & Kansas City Railway Company, thence East to Clanton Creek, thence following said creek in a Southerly direction to a point on the South line of said Section 1, 220 feet East of the point of beginning, thence following said Creek in a Southwesterly direction to a point on the West line of Section 12, 357 feet South of the point of beginning, thence following said Creek in a Southwesterly direction to the South line of the N½ of the NE¼ of the NE¼ of Section 11, thence West on said line to the SW corner of said 20 acre tract, thence North about 15 feet to the South side of the right of way of said Railway Company, thence in a Northeasterly direction along said right of way about 939 feet to the North line of said Section 11, thence S84°E, 658 feet, to the East line of Section 11, thence North 58½ feet to the point of beginning; all being in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa

AND A strip of land 100 feet in width extending over and across the SE¼ of the SE¼ of Section 2 and the N½ of the NE¼ of the NE¼ of Section 11, both in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, said strip of land being 50 feet in width on each side of the center line of the main track of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Sections 2 and 11.

Decker, Dean

