

FILED NO. 621

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95 SEP -5 AM 11:18

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC S. 500
R.M.F. \$ 100

CONVEYED ✓
RECORDED ✓
INDEXED ✓

M-0163

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Kelly C. Bain, 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:

Commencing at a point 240 feet West of the N $\frac{1}{4}$ corner of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence Southwesterly along a 09°33' curve a distance of 497.03 feet, thence S29°09'W 61.85 feet, thence S83°48'W 633 feet, thence N00°21'40"W 300 feet, thence N83°48'E 812 feet to the point of beginning.

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.

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 17 day of Aug, 1995

Kelly C. Bain
Kelly C. Bain

STATE OF IOWA, Warren COUNTY, ss:

On this 17 day of Aug, 1995, before me the undersigned, a notary public in and for the State of Iowa appeared Kelly C. Bain 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.

Twila J. Salsbury
Notary Public
TWILA J. SALSBU
MY COMMISSION EXPIRES
9/97

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