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SEARCHED ✓
INDEXED ✓
CORRECTED ✓

REC 15.00
ADD
P.F.F. 1.00

FILED NO. 1609
BOOK 135 PAGE 314
95 DEC -7 PM 2:44
MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

M-0103

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Roland Kruse and Jeanne A. Kruse, husband and wife, 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:

E½ of the SE¼ of Section 28, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa

and locally known as: RR 2 2412 Variety 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 16th day of November, 1995.

Roland H. Kruse
Roland Kruse

Jeanne A. Kruse
Jeanne A. Kruse

STATE OF IOWA, POLK COUNTY, ss:

On this 10th day of November, 1995, before me the undersigned, a notary public in and for the State of Iowa appeared Roland H. Kruse and Jeanne A. Kruse 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.

Carolyn Richardson
Notary Public

CAROLYN RICHARDSON
MY COMMISSION EXPIRES
6-15-98

M-0103