

John Garmon
2946 Woodbine Ave
Twp
50257
765-4752

M-0056

EASEMENT

REC 25.00
R.M.F. 5.00

KNOW ALL MEN BY THESE PRESENTS:

~~C. E. Garmon, Boris E. See, Betty L. Anderson, and John E. Garmon,~~ 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:

COMPUTED ✓
RECORDED ✓
COMPARED ✓

N $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT Beginning at a point on the center line of a gravel road 2989 feet south of the NW corner of Section 12, thence East 75 feet; thence South 75 feet; thence West 75 feet; thence North 75 feet to the point of beginning, subject to existing highway; AND EXCEPT Beginning at the SW corner of the N $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12 and running thence North 200 feet; thence East 200 feet; thence South to the South line of the N $\frac{1}{4}$ of the SW corner; thence West 200 feet on said South line to the point of beginning.

and locally known as: 2071 X Ave. 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 1 day of Feb, 1996

John E. Garmon
John E. Garmon

C. E. Garmon

Boris E. See

Betty L. Anderson

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96 MAR 18 AM 9:45

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

STATE OF IOWA, Madison COUNTY, ss:

On this 1 day of Feb, 1996 before me the undersigned, a notary public in and for the State of Iowa appeared John E. Garmon 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.

Richard Gardner
Notary Public

RICHARD GARDNER
MY COMMISSION EXPIRES
11-17-97

Stay with in 15' of fence down in Draw. gone to build a Pond. First Draw west

M-0056