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M-0017

EASEMENT

REC \$ 5.00

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R.M.F. \$ 6.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

Edith D. Bice, 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:

The W $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 35, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, and all that part of the Chicago, Burlington, and Quincy Railroad Company right-of-way located in the W $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 35 which abuts and ajoins the above-described real estate; except a tract described as follows: Commencing at a point 14 $\frac{1}{2}$  rods East of the NW corner of the W $\frac{1}{4}$  of the SW $\frac{1}{4}$  of section 35, running thence East 26 rods, thence South 21 rods, thence West 26 rods, thence North 21 rods to the place of beginning.

and locally known as: Q-35 Wurf  
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 3 day of Feb, 1996

Edith D. Bice  
Edith D. Bice

STATE OF IOWA, Madison COUNTY, ss:

On this 3 day of Feb, 1996, before me the undersigned, a notary public in and for the State of Iowa appeared Edith D. Bice 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  
MY COMMISSION EXPIRES  
4-17-97

Richard Gardner  
Notary Public

M-0017