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BOOK 136 PAGE 441

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REG. \$ 5.00
AUD. \$ 1.00
R.M.F. \$ 1.00

THIS DOCUMENT PREPARED BY:
Richard B. Clogg, Attorney at Law
106 E. Salem Ave., P.O. Box 215
Indianola, Iowa 50125
Telephone: 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Kelly A. Knutson and Sherry J. Knutson, 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 water lines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

LEGAL DESCRIPTION:
PARCEL "A", LOCATED IN THE SOUTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, 63.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD G-64, WHICH IS THE POINT OF BEGINNING; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, 229.04 FEET; THENCE NORTH 85°31'28" EAST ALONG AN EXISTING FENCE, 243.84 FEET; THENCE NORTH 1°45'51" EAST, 139.00 FEET; THENCE NORTH 85°31'28" EAST, 194.74 FEET; THENCE SOUTH 1°00'10" EAST, 380.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD G-64; THENCE SOUTH 84°41'50" WEST ALONG SAID R.O.W. LINE, 131.00 FEET; THENCE NORTH 5°21'25" WEST ALONG SAID R.O.W. LINE, 6.00 FEET; THENCE NORTH 88°24'57" WEST ALONG SAID R.O.W. LINE, 115.85 FEET; THENCE SOUTH 84°38'35" WEST ALONG SAID R.O.W. LINE, 199.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.001 ACRES.

3397 Peru Rd.

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 GRANTOR, 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 May, 1996.

Kelly A. Knutson
Kelly A. Knutson

Sherry J. Knutson
Sherry J. Knutson

STATE OF IOWA, ss:

On this 17 day of May, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly A. Knutson & Sherry J. Knutson to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same as their voluntary act and deed

TWILA J. SALSBURY
MY COMMISSION EXPIRES
12-31-97

DEED RECORD 136

Twila J. Salsbury