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BOOK 133 PAGE 602
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M-0159

EASEMENT

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

CEDAR HILL LAND AND CATTLE CO. INC.

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:

NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa;
EXCEPT Commencing at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence North along the Section line 153 feet, thence East 250 feet, thence North 48 feet, thence East to a point on the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 156 feet North of the SE corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence South along the East line of the said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the SE corner thereof, thence West along the South line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the point of beginning;

AND EXCEPT Commencing at a point 156 feet North of the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, and on the East line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ running thence North on the said East line a distance of 500 feet, thence West 436 feet to a point 677 feet North of the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, thence South parallel with the East line of the said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 500 feet, thence East 436 feet to the point of beginning.

and locally known as: R-35
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.

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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 14th day of April, 1994.

Cedar Hill Land & Cattle Co. Inc.

Thomas E. Jordison
by Thomas E. Jordison

CORPORATE ACKNOWLEDGMENT

STATE OF IOWA, WARREN COUNTY, ss:

On this 14th day of April, A.D. 1994 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas E. Jordison and

_____ to me personally known, who being by me duly sworn, did say that they are the President and _____ respectively, of said corporation;

that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said)

instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said President and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Peggy H. Cress
Notary Public in and for
Said County and State

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