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FILED NO. 1415
BOOK 133 PAGE 604
94 NOV 23 AM 10:18

EASEMENT

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

Bindery I, Inc.

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 waterlines and appurtenances thereto, over, across and through the land of the GRANTORS situated in ~~Warren~~ Madison County, Iowa, being more specifically described as follows:

The South 1/2 of the NW Fractional 1/4 of the SW Fractional 1/4 of Section 36, Township 76 N, Range 26 W of the 5th P.M., Madison County Iowa, except that portion lying South and East of the centerline of the public highway.

AND

"Exhibit A" = ATTACHED

and locally known as: Rt. 1-St.Charles 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.

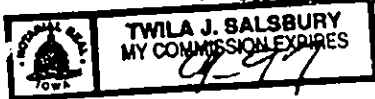
The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHERE OF, the GRANTORS have executed this instrument this 12 day of Oct, 1994.

Dorota Toporek
Bindery I, Inc.
By: Dorota Toporek

STATE OF IOWA, Warren COUNTY ss:

On this 12 day of 12, 1994, before me the undersigned, a notary public in and for the State of Iowa appeared Dorota Toporek to me know 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.


TWILA J. SALSURY
MY COMMISSION EXPIRES
9-97

Twila J. Salsbury
Notary Public

Exhibit "A"

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

A parcel of land in the Southwest Fractional Quarter of the Northwest Fractional Quarter of Section 18, Township 75 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 18, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa; thence along the South line of the NW¹/₄ of said Section 18, North 89° 55' 39" East 662.22 feet; thence North 01° 41' 11" West 514.14 feet; thence North 01° 46' 16" East 396.36 feet; thence North 03° 31' 43" East 417.64 feet; thence along the North line of the SW¹/₄ of the NW¹/₄ of said Section 18, South 89° 47' 39" West 685.04 feet to the NW Corner of said SW¹/₄ of the NW¹/₄; thence along the West line of said SW¹/₄ of the NW¹/₄, South 00° 00' 00" 1,325.32 feet to the point of beginning.

B. W. W. I, Inc.

