

M-0079

EASEMENT

COMPUTER
RECORDED
COMPARED

REC \$ 3.00
AUD \$ _____
R.M.F. \$ 4.00

FILED NO. 803
BOOK 133 PAGE 383
94 SEP 19 PM 3: 1

KNOW ALL MEN BY THESE PRESENTS:

Mark C. Grossman and Ronald Rosander, 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:

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT Beginning at the NE corner of Section 22, thence along the East line of the NE $\frac{1}{4}$ of said section on an assumed bearing of S00°00'00"E a distance of 341.83 feet; thence N89°07'55" West 1038.14 feet; thence along an existing fence, N00°09'58"E 251.64 feet to the North line of aforesaid NE $\frac{1}{4}$; thence along said North line, N85°53'39"E 1039.96 feet to the Point of Beginning.

AND

The East 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa.

and locally known as: _____

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 28 day of Aug, 1994.

Ronald Rosander
Ronald Rosander

Mark C. Grossman
Mark C. Grossman

STATE OF IOWA, Warren COUNTY, ss:

On this 28 day of Aug, 1994, before me the undersigned, a notary public in and for the State of Iowa appeared RONALD ROSANDER Mark C Grossman 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.

Kenneth W. Croat
Notary Public



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If crops are damaged during construction or repair of Water Lines Warren Water will pay damage at Fair Market Value