

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

THIS DOCUMENT PREPARED BY: Warren Water District, Inc. 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200
RETURN TO: CLAIRE PATIN, PO BOX 215, INDIANOLA, IA 50125 515-961-2594

EASEMENT

KNOW ALL MEN BY THESE PRESENT:

Robbie D. Baker and Karolyn M. Baker

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 Madison County, Iowa, being more specifically described as follows:

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St. Charles 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. In addition, if the Easement area, as described herein, does not abut the nearest public road right-of-way, the Easement area shall extend to the nearest public road right-of-way line. It is agreed that 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 7 day of May, 2009.

Robbie D. Baker
Robbie D. Baker

Karolyn M. Baker
Karolyn M. Baker

STATE OF IOWA, ss:

On this 7 day of May, 2009 before me the undersigned, a notary public in and for State of Iowa, appeared Robbie D. Baker and Karolyn M. Baker 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.



Lisa Coffman
NOTARY PUBLIC

LEGAL DESCRIPTION:

Parcel "B", located in the West Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of Section 13, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South $88^{\circ}49'41''$ East, 1536.23 feet along the North line of the Northwest Quarter of said Section 13 to the Point of Beginning; thence South $88^{\circ}49'41''$ East, 448.27 feet along the North line of the Northwest Quarter of said Section 13; thence South $0^{\circ}08'23''$ West, 1319.95 feet along the East line of the West Half of the Northeast Quarter of the Northwest Quarter to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 13; thence North $88^{\circ}33'13''$ West, 658.61 feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 13; thence North $0^{\circ}02'06''$ East, 998.76 feet; thence South $88^{\circ}14'53''$ East, 211.06 feet; thence North $0^{\circ}20'06''$ East, 320.19 feet to the Point of Beginning. Said Parcel contains 18.413 acres, including 0.618 acres of County Road right-of-way.