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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200  
RETURN TO: Claire Patin, P.O. Box 215, Indianola, IA 50125 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

**KRM Development, L.L.C.,**

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, at any time, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove one or more water pipelines 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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2677 Norwood Ave.

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.

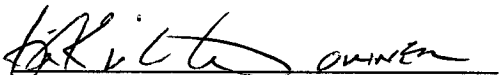
The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto constructed by GRANTEE. In addition, if the easement area, as described herein, does not abut the nearest public road right-of-way, the easement area shall be expanded to extend to the nearest public road right-of-way line.

It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, 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 22<sup>nd</sup> day of SEPTEMBER, 2010.

  
Kirk Mickelsen, Owner

STATE OF IOWA, ss:

This instrument was acknowledged before me on September 22, 2010 by Kirk Mickelsen as Owner of KRM Development, L.L.C.



  
Notary Public

Parcel "C" in the Southeast Quarter of the Southwest Quarter of Section 29, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 29, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North  $89^{\circ}54'51''$  West 280.13 feet along the North line of said Southeast Quarter of the Southwest Quarter to the Point of Beginning; thence South  $00^{\circ}05'09''$  West 329.99 feet; thence North  $89^{\circ}54'51''$  West 659.97 feet; thence North  $00^{\circ}05'09''$  East 329.99 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence South  $89^{\circ}54'51''$  East 659.97 feet to the Point of Beginning containing 5.00 acres.

**BASEMENT DESCRIPTION:**

A 25.00 foot wide ingress/egress and public utility easement being 12.50 feet either side of the following described centerline:

Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 29, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South  $00^{\circ}01'34''$  East 64.00 feet to the Easement Centerline Point of Beginning; thence North  $89^{\circ}54'51''$  West 280.25 feet to a point on the East line of Parcel "C" in said Southeast Quarter of the Southwest Quarter, which is the easement terminus.