

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Clara Veronica Bell

, 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:

The Southeast Fractional Quarter of the Northwest
Fractional Quarter and the South Fifty-nine
point Fifty-four (59.54) Acres of the Northeast
Fractional Quarter of Section Thirteen, in Township
Seventy-six North, Range Twenty-six West of the 5th
P.M., Madison County, Iowa

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

and locally known as: (998 245th)
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. \$5.00

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 24th
day of Nov., 1989.

Veronica Bell

STATE OF IOWA, Madison County, ss:

On this 24th day of Nov., 1989, before me the
undersigned, a notary public in and for the State of Iowa appeared
Veronica Bell 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.

Peggy Crabbs
Notary Public

