



Document 2013 2760

Book 2013 Page 2760 Type 06 001 Pages 1
Date 9/17/2013 Time 11:13 AM
Rec Amt \$7.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Fred R. Hunter Trust,

hereinafter referred to as GRANTOR, 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 GRANTOR situated in Madison County, Iowa, being more specifically described as follows:

The SE ¼ of the NW ¼ of Section 15, Township 77 North, Range 28 West of the 5th P.M., in Madison County, Iowa.

together with the right of ingress and egress over the adjacent lands of the GRANTOR, 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 GRANTOR, will be kept to a minimum.

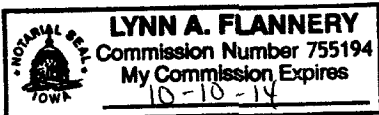
The grant and other provisions of this Easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

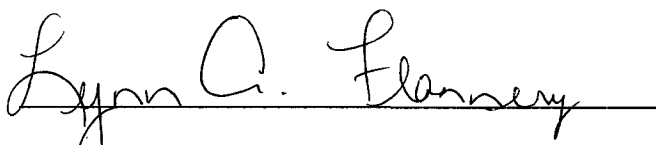
IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 27 day of August, 2013.


Paul Schafer, Trustee

STATE OF IOWA, ss:

On this 27th day of August, 2013 before me, the undersigned a Notary Public, personally appeared Paul Schafer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he is a trustee, executed the foregoing instrument as their voluntary act and deed.




NOTARY PUBLIC