EASEMENT

WHEREAS, Charles M. Anderson is the owner of the following-described real estate:

The Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) in Section Twenty-four (24), Township Seventy-five (75) North of Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, except the South 53.6 rods of the West 27 rods, and except that part heretofore conveyed to the State of Iowa for highway purposes, and except a tract beginning at a point made by the intersection of the extension of the South line of Main Street in the Town of St. Charles, Iowa, and the West line of said Southeast Quarter ($SE\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Twenty-four (24), thence running East to the right of way of the C.B. & Q. Railway Co., thence in a Southwesterly direction along said right of way to the West line of said 40 acre tract, thence North to the point of beginning, and except a tract of land commencing 57.6 rods North of the Southwest corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, and running thence East 95 feet, thence North 172 feet to the North line of the former railroad right of way, thence Southwesterly along said North line to the West line of said 40-acre tract, thence South 132 feet to the point of beginnin, and except a tract commencing 57.6 rods North and 245 feet East of the Southwest Corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence East 66 feet, thence North 132 feet, thence West 66 feet, thence South 132 feet to the point of beginning.

WHEREAS, Charles M. Anderson desires to grant an easement over, under and across said real estate as set forth below.

NOW THEREFORE Charles M. Anderson, single, does hereby grant and convey unto Larry Downs a perpetual easement over, under and across the above-described real estate 20 feet in width for the purpose of installing, repairing, maintaining and replacing a waterline together with the right of ingress and egress to and from said easement strip for the purpose of installing, repairing, maintaining and replacing said waterline.

DATED this 18 day of May, 1985.

Charles M. Anderson

Charles M. Anderson

Compared

FILED NO. 2049
BOOK 119 PAGE 506
1985 MAY 23 PM 2:15

IND. ✓
REC ✓
PAGE ✓

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $10.00
2pgs.

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 18 day of May, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles M. Anderson to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Larry Downs
Notary Public in and for the State of Iowa.

LARRY DOWNS
Iowa