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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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:

CORKREAN PROPERTIES LLC

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:

LEGAL DESCRIPTION:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 24, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 24, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°16'37" East, 517.83 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence South 89°02'48" East, 550.00 feet; thence South 46°04'48" East, 435.63 feet; thence South 01°49'50" East, 221.14 feet to a point on the South line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence North 89°02'48" West, 873.40 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 24 to the Point of Beginning. Said Parcel contains 9.23 acres, including 1.37 acres of US Highway 169 right-of-way, and is divided into three lots.

The Woods-Hwy 169

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 2nd day of July, 2014.

CORKEAN PROPERTIES LLC

President of Corkean Properties LLC

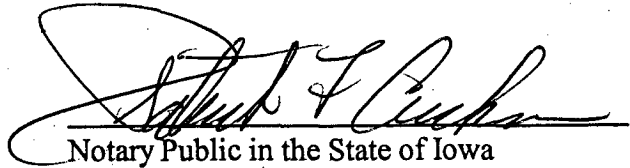
STATE OF IOWA

COUNTY OF

Muldon

:
: SS.

On this 2nd day of July, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Peter J. Corkran and _____, to me personally known, who being by me duly sworn, did say that they are a members of Corkran Properties LLC, an Iowa limited liability company, executing the foregoing instrument, that the instrument was signed on behalf of the limited liability company by authority of the limited liability company; and the members acknowledged the execution of the instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.


Notary Public in the State of Iowa

