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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Sarah Hansen, 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:

John R. McCuddin and Tina J. McCuddin, husband and wife,

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:

See Page 2

800 First St. E

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.

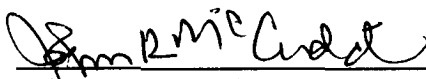
The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto 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.

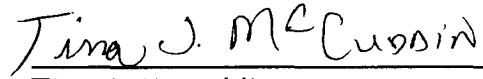
It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

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 23 day of August, 2016.

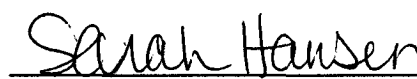

John R. McCuddin


Tina J. McCuddin

STATE OF IOWA, ss:

This instrument was acknowledged before me on August 23rd, 2016 by John R. McCuddin and Tina J. McCuddin.




NOTARY PUBLIC

That part of the following described parcel that lies within the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: Beginning at the South quarter (¼) corner of said Section Fifteen (15), thence South 89°47'58" West 214.58 feet along the South line of the Southwest Quarter (¼) of said Section Fifteen (15) thence North 3°52'46" East 927.78 feet, thence South 88°11'15" East 211.46 feet, to the East line of the Southwest Quarter (¼) of said Section Fifteen (15), thence continuing South 88°11'15" East 176.15 feet to the East line of the West 5 acres of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Fifteen (15), thence South 3°08'20" West 914.15 feet along the east line of the West five (5) acres of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Fifteen (15), thence North 89°57'33" West 185.50 feet along the South line of the Southeast Quarter (¼) of said Section Fifteen (15) to the Point of Beginning; **EXCEPT** that part thereof conveyed for highway purposes as shown in Warranty Deed filed in Deed Record 91, Page 581 on July 11, 1962 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** that part conveyed for highway purposes as shown in Warranty Deed filed in Deed Record 91, Page 350, on June 13, 1991 in the Office of the Recorder of Madison County, Iowa; **AND** an easement located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Fifteen (15), located along and 15 feet each side of a line described from a Point of Beginning as follows: Commencing at the South Quarter (¼) corner of said Section Fifteen (15), thence South 89°47'58" West 214.53 feet along the South line of the Southwest Quarter (¼) of said Section Fifteen (15), thence North 3°52'46" East 854.42 feet to the Point of Beginning, thence South 88°56'12" West to the East boundary of First Street in the town of Truro, Madison County, Iowa.