

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Candace Christensen, 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:

Scott M. Reinhardt and Holly B. Reinhardt, 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

1402 Quail Ridge Ave.

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.

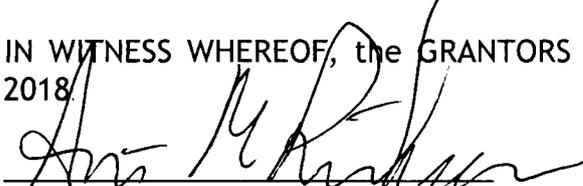
The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto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

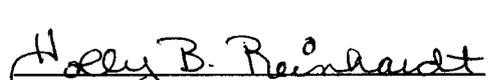
It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

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.

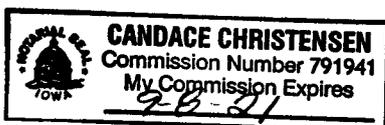
IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 7 day of September, 2018.


Scott M. Reinhardt


Holly B. Reinhardt

STATE OF IOWA, ss:

This instrument was acknowledged before me on September 7th, 2018 by Scott M. Reinhardt and Holly B. Reinhardt.




NOTARY PUBLIC

Parcel "D" Legal Description

Part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Southwest corner of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); thence North 00°05'44" West, 263.58 feet on the West line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); thence North 90°00'00" East, 221.19 feet; thence North 18°39'04" East, 387.50 feet; thence North 63°08'21" West, 91.18 feet; thence North 14°22'36" East, 32.00 feet; thence North 81°02'52" West, 275.88 feet to a point on the West line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); thence North 00°05'44" West, 567.35 feet to the North Quarter corner of said Section 26; thence South 89°29'46" East, 932.97 feet on the North line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) to the Northwest corner of Parcel "C", a Plat of Survey recorded in Book 2004, Page 2753 in the Office of the Madison County, Iowa, Recorder; thence South 10°56'47" West, 537.07 feet on the West line of said Parcel "C"; thence South 81°00'49" East, 487.27 feet on the South line of said Parcel "C" to a point on the East line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Thence South 00°05'43" West, 713.40 feet to the Southeast corner of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) ; thence North 89°29'01" West, a distance of 1,308.92 feet to the point of beginning, containing 30.90 acres, including 1.65 acres of road right of way, more or less.