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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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:

Landon Baker and Ashley Baker, 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:

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3001 Rustic 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 20 day of November, 2018.

Landon Baker

Ashley Baker

STATE OF IOWA, ss:

This instrument was acknowledged before me on November 20th, 2018 by Landon and Ashley Baker.



NOTARY PUBLIC

Parcel B

That part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 48 minutes 36 seconds West, 925.00 feet along the North line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 24 seconds West, 330.00 feet; thence South 89 degrees 48 minutes 36 seconds East, 370.00 feet; thence North 00 degrees 26 minutes 23 seconds East, 290.00 feet; thence South 89 degrees 48 minutes 36 seconds East, 553.56 feet to the East line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 26 minutes 23 seconds East, 40.00 feet to the Point of Beginning, having an area of 3.32 Acres including 0.04 acres of Madison County Road Easement.