

LISA SMITH, COUNTY RECORDER
MADISON IOWA

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, Iowa 50125 515-962-1200
 ✓ Return to: Claire Patin, PO Box 215., Indianola, Iowa 50125

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Gary Christensen

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:

See Page 2

2470 Clark Tower Rd.

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 16 day of July, 2008.

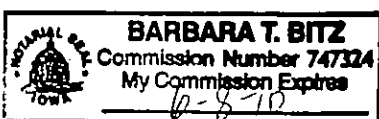
Gary Christensen
 Gary Christensen

STATE OF IOWA, ss:

On this 16 day of July, 2008, before me the undersigned, a notary public in and for State of Iowa appeared

Gary Christensen to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed and same as their voluntary act and deed.

Barbara T. Bitz
 Notary Public



DESCRIPTION OF PARCEL F

That part of the Southeast Quarter of the Southwest Quarter of Section 18, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 18;
thence on an assumed bearing of North 89 degrees 21 minutes 50 seconds East along the northerly line of the Southeast Quarter of the Southwest Quarter of said Section 18 a distance of 19.70 to the centerline of a highway and the point of beginning;
thence North 89 degrees 21 minutes 50 seconds East along said northerly line 723.79 feet;
thence South 00 degrees 38 minutes 10 seconds East 239.33 feet;
thence South 89 degrees 21 minutes 50 seconds West 739.86 feet to the easterly line of a parcel and a highway centerline recorded in Plat Book 2, Page 8, Madison County Records Office, Madison County Iowa;
thence northeasterly 159.29 feet along said easterly lines and a non-tangential curve concave to the northwesterly, said curve has a radius of 955.00 feet, a central angle of 09 degrees 33 minutes 24 seconds, a chord 159.11 feet in length bearing North 04 degrees 48 minutes 57 seconds East;
thence North 00 degrees 02 minutes 15 seconds East along said easterly lines 80.95 feet to the northerly line of the Southeast Quarter of the Southwest Quarter of said Section 18 and the point of beginning.

Said tract contains 4.00 acres and is subject to a Madison County Highway Easement over the westerly 0.28 acres thereof.