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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1031

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Ronald Culver, hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable Consideration, hereby grant and convey unto Warren Water, Inc., 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:

That part of the SW1/4 of the NE1/4 of Section 16, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing as a point of reference at the N.1/4 corner of said Section 16; thence S. 00°00' E (assumed for the purpose of this description only), along the West line of said NE1/4, 1654.84 feet to the point of beginning; thence N. 84°09' E., 1324.64 feet; thence S. 00°03' W., 331.13 feet; thence S. 84°09' W., 1324.34 feet to the West line of said NE1/4; thence N. 00°00' E, 331.10 feet to the point of beginning; containing 10.015 acres, more or less, including 0.251 acres for road right-of-way over the West 33.00 feet thereof.

and locally known as: 1770 Upland as per legal description.
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.

It is agreed that there will be no damage to blue spruce trees.
It is agreed that, during the period of initial construction, no 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 WHEREOF, the GRANTORS have executed this instrument this 17 day of July, ~~19~~²⁰⁰⁰.

Ronald Culver
Ronald Culver

M6-2169

STATE OF IOWA, MADISON COUNTY, ss:

On this 17 day of July, ~~19~~²⁰⁰⁰, before me the undersigned, a notary public in and for the State of Iowa appeared to me Ronald Culver

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

Michael D. Blair
Notary Public

