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R.M.F. \$ 1.00

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THIS DOCUMENT PREPARED BY: Claire B. Patin, Attorney at Law, 106 E. Salem Ave., Indianola, Iowa 50125 515-961-2574
FILED NO. 005990

EASEMENT

BOOK 144 PAGE 4

KNOW ALL MEN BY THESE PRESENTS:

2000 SEP 18 PM 2: 51

JAN-CAT INC.

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 ATTACHMENT "A" - LEGAL DESCRIPTION

St. Charles 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.

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.

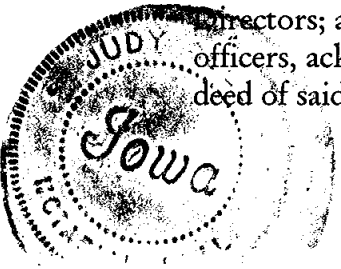
IN WITNESS WHERE OF, the GRANTORS have executed this instrument this 23 day of August, 2000.

Jan-Cat Inc.
By: [Signature]

Jan Cat Inc.
By: [Signature] Sec

CORPORATE ACKNOWLEDGMENT

STATE OF IOWA, ss:
On this 23rd day of August, A.D. 2000 before me, the undersigned a Notary Public, personally appeared Mark L. Switzer and Catherine M. Switzer to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation, that said instrument was signed on behalf of said corporation by authority of its Board of directors; and that the said President and Secretary as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Judy Allen
NOTARY PUBLIC

EXHIBIT "A"

The Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and all that part of the East Half ($\frac{1}{2}$) of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), and of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying South of the Public Highway, all in Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter ($\frac{1}{4}$) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the West line of said Northwest Quarter ($\frac{1}{4}$), North $00^{\circ}00'00''$ 1,288.00 feet to the centerline of Public Highway G-50; thence along said centerline, South $87^{\circ}55'00''$ East 322.57 feet; thence Southeasterly 336.33 feet along a 3,819.72 foot radius curve, concave Southwesterly and having a central angle of $05^{\circ}02'42''$, to the point of beginning. Thence continuing Southeasterly 227.00 feet along a 3,819.72 foot radius curve, concave Southwesterly and having a central angle of $03^{\circ}24'18''$; thence South $79^{\circ}28'00''$ East 342.79 feet; thence Southeasterly 509.17 feet along a 2,864.79 foot radius curve, concave northeasterly and having a central angle of $10^{\circ}11'00''$ thence continuing along said centerline, South $89^{\circ}39'00''$ East 899.50 feet to the East line of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Eight (8); thence along said East line, South $00^{\circ}10'55''$ East 1,099.68 feet to the Southeast Corner of said Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); thence South $00^{\circ}06'31''$ West 1,301.79 feet to the Southeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Eight (8); thence South $89^{\circ}35'03''$ West 1,309.66 feet to the Southwest Corner of said Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); thence North $00^{\circ}04'05''$ East 1,312.64 feet to the Northwest Corner of said Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); thence South $89^{\circ}41'58''$ West 651.17 feet; thence North $00^{\circ}24'06''$ West 1,253.00 feet, along the West line of the East Half ($\frac{1}{2}$) of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Eight (8), to the point of beginning. Said tract of land contains 90.54 Acres including 3.80 acres of Public Highway Right of Way,