

2000 DEC 19 AM 11:12

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

THIS DOCUMENT PREPARED BY: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, IA 50273-5154

EASEMENT

REC \$ 5.00
AUD \$
R.M.F. \$ 1.00
COMPUTER ☒
RECORDED ☒
COMPARED ☐

KNOW ALL MEN BY THESE PRESENTS:

DONALD LYNCH

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, Iowa, being more specifically described as follows:

Parcel "A" located in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the southeast corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-five (35), thence on an assumed bearing of North 89°40'27" West along the south line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) a distance of 687.64 feet; thence North 00°23'25" East 172.26 feet; thence North 43°22'33" East 42.91 feet; thence North 00°41'03" East 455.50 feet; thence South 89°59'03" East 655.42 feet to the east line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-five (35); thence South 00°20'07" West along said east line 662.65 feet to the southeast corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) and the point of beginning. Said tract contains 10.10 acres and is subject to a Madison County Highway Easement over the southerly 0.52 acres thereof; AND Parcel "A" located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Two (2); thence South 00°00'00" East 866.62 feet; thence North 78°20'16" West 409.79 feet; thence South 86°51'30" West 46.71 feet; thence South 88°45'31" West 129.71 feet; thence North 71°34'23" West 22.56 feet; thence North 76°11'19" West 134.72 feet; thence North 71°04'55" West 139.88 feet; thence North 66°15'22" West 163.10 feet; thence North 51°38'31" West 151.25 feet; thence North 48°19'34" West 184.39 feet; thence North 00°28'00" East 429.58 feet to the north line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Two; thence South 89°40'27" East along said north line 1264.33 feet to the northeast corner of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) and the point of beginning. Said tract contains 21.21 acres and is subject to a Madison County Highway Easement over the northerly 0.96 acres thereof.

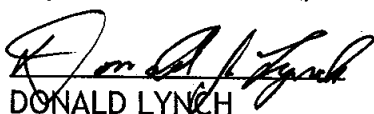
together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this easement.

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.

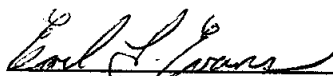
The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHERE OF, the GRANTORS have executed this instrument this 24th day of Nov, 2000.


DONALD LYNCH

STATE OF IOWA, ss:

On this 24th day of Nov, 2000, before me the undersigned, a notary public in and for State of Iowa appeared DONALD LYNCH 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.


Notary Public

