



MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

This Document Prepared By: Security Abstract & Title Co, Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691
Return to: Warren Water, Inc., 1204 E. 2nd St., Indianola, IA 50125 Telephone: 515-962-1200

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Mark C. Grossman and Lynn M. Grossman, 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:

See attached Exhibit A

and locally known as: 1699- Green Valley 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, 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 10th
day of May, 20 04.

Mark C. Grossman
Mark C. Grossman

Lynne M. Grossman
Lynn M. Grossman

M7-0342

STATE OF IOWA, Warren COUNTY, ss:

On this 10th day of May, 20 04, before me the undersigned, a notary public in and for the State of Iowa appeared to me Mark C. Grossman, Lynn M. Grossman 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.

Peggy N. Crabbs
Notary Public



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480-0940
462-1010

2037-1954
Wint.

Exhibit A

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Five (5), and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except a parcel of land described as commencing at the Southwest Corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Five (5), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which is the point of beginning, thence North 88°53' East along South line of said Section Five (5) 649.1 feet, thence North 15°40' West 251.7 feet; thence North 90°00' West 581.0 feet to West line of Southeast Quarter (SE1/4) of said Section Five (5), thence South 00°00' 252.0 feet to Point of Beginning containing 3.5158 Acres, including 0.2025 Acres of County Road Right-of-Way, and also except a parcel of land described as commencing at the Northwest Corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which is the point of beginning, thence South 00°00' along West line of Northeast Quarter (NE1/4) of said Section Eight (8) 91.0 feet, thence North 90°00' East 678.0 feet, thence North 15°40' West 107.6 feet to the North line of said Section Eight (8), thence South 88°53' West along North line of said Section Eight (8) 649.1 feet to point of beginning containing 1.4843 acres, including 0.0731 acres of county road right-of-way.