

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWACOMPUTER ☒
RECORDED ☒
COMPARED ☐David L. Jungmann, P.C., 113 W. Iowa, P.O. Box 329, Greenfield, IA 50849 Phone #641-743-6195
(FHA Approved)LIMITED EASEMENT

RE: A parcel of land in the North Half of the Southeast Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Easements along either side of Private Roads known as 225th Court and Kippy Ridge Court, which specifically includes 33' of public utility easement and an additional 10' of rural water easement on either side of the centerline of said Private Roads on land commencing at the East Quarter Corner of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 01°12'14" East 417.50 feet along the East line of the Southeast Quarter of said Section 2 to the Point of Beginning; thence continuing South 01°12'14" East 890.75 feet along said East line to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 2; thence South 89°47'56" West 2117.61 feet along the South line of the North Half of the Southeast Quarter of said Section 2 to the centerline of a County road; thence North 00°11'12" West 1321.95 feet to a point on the North line of the Southeast Quarter of said Section 2; thence South 89°49'16" East 1676.93 feet along said North line; thence South 45°30'45" East 597.52 feet to the Point of Beginning containing 61.574 acres including 1.001 acres of County & Private Road right-of-way

The Undersigned, as Owner (s) of record of the real estate described above, for One Dollar and other good and valuable consideration received, hereby grant(s), sell(s), transfers) and convey(s) to Southern Iowa Rural Water Association (the "Association"), its successors and assigns, an affirmative and perpetual easement in, to, and running with the real estate described above, together with a general and perpetual right of ingress and egress upon such real estate and upon any adjacent lands of Owner(s), LIMITED AS FOLLOWS:

1. This easement is solely for the general purposes of construction and laying and there-after using, operating, tapping and service line installation, inspecting, maintaining, repairing, replacing or removing water pipeline and any necessary appurtenances thereto over, across and through the real estate described above; and

2. Once such water pipeline and any necessary appurtenances thereto are installed and operating, then this easement (except the general rights of ingress and egress) shall be automatically reduced in scope to a width of thirty feet, the centerline of which shall be the water pipeline and any necessary appurtenances thereto.

It is agreed that, during the period of initial construction, no crop damage will be paid by the Association. After completion of the project, if repair work on water line is needed, crop damages will be paid. The Association, 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 Owner(s), if any damage there be, will be kept to a minimum.

Executed this 17 day of June 2004

Kippy Ridge Estates

Thomas D. Bass
(Thomas D. Bass)Carol Bass
(Carol Bass)

GRANTORS

(STATE OF IOWA)

Ss:

(COUNTY OF MADISON)

On this 17th day of June, 2004, before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared: Thomas D. Bass & Carol Bass, Husband & Wife

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



Chad Levi
NOTARY PUBLIC IN AND FOR SAID COUNTY AND SAID STATE