

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200

EASEMENT

COMPUTER	☒
RECORDED	☒
COMPARED	☐

KNOW ALL MEN BY THESE PRESENT:

William L. Brown and Dawn M. Patterson
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 Exhibit "A"

795 E. South St.

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 8th day of September, 2004.

William L. Brown
William L. Brown

Dawn M. Patterson
Dawn M. Patterson

STATE OF IOWA, ss:

On this 7th day of September, 2004 before me the undersigned, a notary public in and for State of Iowa, appeared William L. Brown and Dawn M. Patterson 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.

Celia Wood
NOTARY PUBLIC

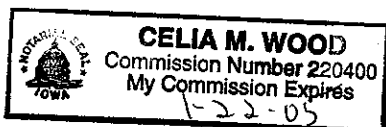


Exhibit "A"

BEGINNING AT THE SOUTH QUARTER (S 1/4) CORNER OF SECTION 15, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M., THENCE SOUTH 89°-47'-58" WEST TWO HUNDRED FOURTEEN AND FIFTY-EIGHT HUNDRETHS FEET (214.58') ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION FIFTEEN (15) THENCE NORTH (N) 3°-52'-47" EAST NINE HUNDRED TWENTY-SEVEN AND SEVENTY-EIGHT HUNDRETHS FEET (927.78'), THENCE SOUTH 88°-11'-15" EAST TWO HUNDRED ELEVEN AND FORTY-SIX HUNDRETHS FEET (211.46'), TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION FIFTEEN (15), THENCE CONTINUING SOUTH 88°-11'-15" EAST ONE HUNDRED SEVENTY-SIX AND FIFTEEN HUNDREDTHS FEET (176.15') TO THE EAST LINE OF THE WEST FIVE (5) ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION FIFTEEN (15), THENCE SOUTH (S) 3°-08'-20" WEST NINE HUNDRED FOURTEEN AND FIFTEEN HUNDREDTHS FEET (914.15') ALONG THE EAST LINE OF THE WEST FIVE (5) ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION FIFTEEN (15), THENCE NORTH 89°-57'-33" WEST ONE HUNDRED EIGHTY-FIVE AND FIFTY HUNDREDTHS FEET (185.50') ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) SAID SECTION FIFTEEN (15) TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8.31 ACRES MORE OR LESS (INCLUDING 0.35 ACRES OF ROAD RIGHT-OF-WAY).

AN EASEMENT ALONG AND FIFTEEN (15) FEET EACH SIDE OF A LINE DESCRIBED FROM A POINT OF BEGINNING AS FOLLOWS; COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SECTION FIFTEEN (15), TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M., THENCE SOUTH 89°-47'-58" WEST TWO HUNDRED FOURTEEN AND FIFTY-THREE HUNDREDTHS FEET (214.53') ALONG THE SOUTH (S) LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION FIFTEEN (15), THENCE NORTH 3°-52'-46" EAST EIGHT HUNDRED FIFTY-FOUR AND FORTY-TWO HUNDREDTHS FEET (854.42') TO THE POINT OF BEGINNING, THENCE SOUTH (S) 88°-56'-12" WEST OF THE EAST BOUNDARY OF FIRST STREET IN THE TOWN OF TRURO, MADISON COUNTY, IOWA.