

P.47

This Document Prepared By: Security Abstract & Title Co. Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Faye L. Jungman.

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:

The Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; except, a parcel of land in the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northeast corner of the Southeast Quarter (1/4) of said Section Thirty-one (31), thence S. 0° 11' E. along East line of said Section Thirty-one (31) 1852.0 feet; thence S. 89° 59' W. 1202.6 feet, thence N 0° 00' W. 1852.4 feet to the North line of said Southeast Quarter (1/4) of Section Thirty-one (31); thence N. 90° 00' E. 1202.6 feet to the point of beginning, containing 51.135 acres including 0.9110 acres of County Road right-of-way (North line SE 1/4 Sec. 31-77-27 assumed to bear due East & West); and except, Commencing at the Northeast corner of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence N. 90° 00' West 1202.6 feet along the North line of said Southeast Quarter (1/4) to the point of beginning, thence S. 0° 11' East 1852.5 feet; thence S. 89° 59' West 467.8 feet; thence North 0° 21' East 1852.5 feet to the North line of the Southeast Quarter (1/4) of said Section Thirty-one (31); thence N. 90° 00' East 450 feet to point of beginning including 0.203 acres of County Road right-of-way,

and locally known as: 15th 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, 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 15th day of March, 2001.

REC \$ 5⁰⁰
AUD \$ 1⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER ☒
RECORDED ☒
COMPARED ☒

Faye L. Jungman
Faye L. Jungman

John Jungman
M6-0329

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STATE OF IOWA, WARREN COUNTY, IOWA, SS:

On this 15th day of March, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Jungman as attorney in fact, and acknowledged the execution of the instrument to be the voluntary act and deed by him voluntarily executed.

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA



Peggy N. Crabb
Notary Public