

P. 14

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:

Justin I. Friess and Mary Jean Friess.

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: 1101 Hwy 169
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 3rd
day of March, 2001.

Justin I. Friess
Justin I. Friess

Mary Jean Friess
Mary Jean Friess

M6-0433

STATE OF IOWA, MADISON COUNTY, ss:

On this 3rd day of March, 2001, before me the undersigned, a notary public in and for the State of Iowa appeared to me Justin I. Friess & Mary Jean Friess
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.

Earl L. Evans
Notary Public

834-2785



COMPUTER ☒
RECORDED ☒
COMPALED ☒

REC \$ 10.00
AUD \$ 1.00
R.M.F. \$ 1.00

001141
FILED NO. _____

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Exhibit "A"

The South Half (1/2) of the Southeast Quarter (1/4) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa; EXCEPT Parcel "B" located in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more precisely described as follows: Commencing at the South Quarter Corner of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 00°14'32" East 661.40 feet along the West line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1) to the Point of Beginning; thence continuing North 00°14'32" East 637.29 feet to the Northwest Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1); thence South 88°37'56" East 1025.70 feet along the North line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1); thence South 00°14'31" West 637.07 feet; thence North 88°38'41" West 1025.70 feet to the Point of Beginning, containing 15.001 acres

AND

Parcel "E" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more precisely described as follows: Beginning at the Northeast Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" West 628.21 feet along the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1); thence North 88°38'41" West 371.66 feet; thence North 00°13'40" East 630.65 feet to the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1); thence South 88°15'26" East 369.22 feet to the Point of Beginning containing 5.351 acres including 2.061 acres U. S. Highway 169 right of way.