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REC \$ 5.00
AUD \$ 1.00
R.M.F. \$ 1.00

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This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 319-492-1600
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Dennis Peck and Sandra L. Peck,

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 Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the South 8 1/2 Acres of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., AND A parcel of land in the North 31.5 Acres of the West Half of the Northeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the center of Section 18, T75N, R26W of the 5th P.M., Madison County, Iowa; thence along the West line of the NE 1/4 of said Section 18, North 00°00'00", 1644.22 feet; thence North 85°50'01" East, 40.21 feet to the point of beginning. Thence along the South line of the North 31.5 Acres of the W 1/2 of the NE 1/4 of said Section 18, North 85°50'01" East, 667.02 feet to a point that is 100 feet southerly of the centerline of county road G-50; thence along a line running parallel with and 100 feet southerly of said centerline, North 70°18'16" West, 84.48 feet; thence Northwesterly 516.13 feet along a 1623.13 foot radius curve, concave northeasterly, having a central angle of 18°13'09" and a chord bearing North 61°11'41" West, 513.96 feet; thence South 41°05'51" West, 169.35 feet; thence South 06°57'33" West, 198.42 feet to the point of beginning. Said parcel of land contains 2.380 Acres,

and locally known as: 2844 St. Charles 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 March, 19 98.

Dennis R. Peck
Dennis Peck

Sandra L. Peck
Sandra L. Peck

M5-227

STATE OF IOWA, MADISON COUNTY, ss:

On this 10th day of March, 19 98, before me the undersigned, a notary public in and for the State of Iowa appeared to me Dennis R. Peck and Sandra L. Peck

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.

Diane M. Daniels
Notary Public

