

REC \$ 10⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰

COMPUTER	✓
RECORDED	✓
COMPARED	✓

FILED NO. 002795
BOOK 2003 PAGE 2795
2003 MAY 13 PM 3:32

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co, Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691
Return to: Warren Water, Inc., 1204 E. 2nd St., Indianola, IA 50125 Telephone: 515-962-1200

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

James A. Ross,
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 Exhibit "A" attached hereto.

and locally known as: 105th 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 _____ day of _____, 20____.

James A. Ross
James A. Ross

M7-0168

STATE OF IOWA, Madison COUNTY, ss:

On this 25th day of March, 2003, before me the undersigned, a notary public in and for the State of Iowa appeared to me James A. Ross
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.

Elgin, Petin & Raber
106 East Salem
PO Box 215
Indianola Iowa 50125

Richard Wood
Notary Public



1016 Pitzer Rd.
P.2 758-2136

Exhibit A

The West Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Three (3), except the right-of-way of the Chicago, Rock Island and Pacific Railway Company, and except 4.5 acres of land described as commencing at the Southeast corner of said tract and running thence West on the South line thereof to the Southwest corner of said tract, thence North 18 rods, thence in a straight line to the point of beginning, in Township 77 North, Range 29 West of the 5th P.M., in Madison County, Iowa and containing in all 67.84 acres more or less, and except a parcel of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence along the North line of said Section Three (3), North 89° 30' 13" East 1319.11 feet to the Northeast Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3), thence along the East line of said Northwest Quarter (1/4) of the Northwest Quarter (1/4), South 00° 05' 36" East 781.35 feet to the North line of the C. R. I. & P. Railroad, thence along said North line, North 69° 46' 15" West 1407.13 feet to the West line of said Section Three (3), thence along said West line, north 00° 00' 00" 283.37 feet to the Point of Beginning, said parcel of land contains 16.125 acres, including 0.090 Acres of County Road right-of-way.