

REC \$ 10.00
AUD \$
R.M.F. \$ 1.00
5.00

FILED NO. 6996
BOOK 2003 PAGE 6996

2003 NOV 24 PM 2: 56

COMPUTER	✓
RECORDED	✓
COMPARED	✓

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:

Daniel F. Wells and Deena M. Wells,
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: 1765 Earlham 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 21
day of OCTOBER, 2003.

Daniel F. Wells
Daniel F. Wells

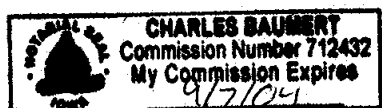
Deena M. Wells
Deena M. Wells

M7-0328

STATE OF IOWA, Madison COUNTY, ss:

On this 21st day of October, 2003, before me the undersigned, a notary public in and for the State of Iowa appeared to me Daniel F. Wells & Deena M. Wells
Daniel Wells

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.



[Signature]
Notary Public

Exhibit "A"

Parcel "C" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12), thence on an assumed bearing of North 89°59'38" west along the North line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4) 610.90 feet, thence South 00°00'00" East 307.46 feet, thence South 88°26'38" East 611.12 feet to the East line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence North 00°00'00" East along said east line 323.99 feet to the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12) and the point of beginning, said tract contains 4.43 Acres more or less and is subject to a Madison County Highway easement over the Easterly 0.31 Acres thereof

Also described as:

Parcel "C" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 526 on December 12, 1994 in the Office of the Recorder of Madison County, Iowa.