

REC \$ 5⁰⁰
AUD \$
R.M.F. \$ 5⁰⁰

COMPUTER	✓
RECORDED	✓
COMPARED	✓

284
FILED NO. _____
BOOK 2004 PAGE 284
2004 JAN 20 AM 11:15

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

RECORDED
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Danny Joe Allen and Sonia Beth Allen,
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 East Four (4) Acres of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the East Half (E1/2) of the Southwest Quarter (SW1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4) all in Section Ten (10), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.,

and locally known as: Linnwood Hill
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 8th day of December, 20 03.

Danny Joe Allen
Danny Joe Allen

Sonia Beth Allen
Sonia Beth Allen

M7-0311

STATE OF IOWA, Madison COUNTY, ss:

On this 8th day of December, 20 03, before me the undersigned, a notary public in and for the State of Iowa appeared to me, Danny Joe Allen Sonia Beth Allen 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.

Richard Wood
Notary Public

North of house to corner north.
use right of way south.

