

REC \$ 5.00
AUD \$ 7.00
R.M.F. \$ 5.00

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NICKI UTSLER
RECORDER

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:

Elliot Bade,
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 Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the West Three-Fourths (3/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except Parcel "C", more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 89°50'48" East along the North line of the Southwest Quarter (1/4) of the Northeast Quarter of Section Seven (7), 413.64 feet; thence South 01°32'24" West, 373.25 feet to a point on the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), thence North 89°59'44" East along the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), 410.90 feet to the Point of Beginning. Said excepted parcel contains 7.062 acres, including 0.802 acres of County Road right-of-way,

and locally known as: Green Ln @ 170th
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, ~~any~~ 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 25th
day of November, 2003.

Elliot Bade
Elliot Bade

M7-0293

STATE OF IOWA, Madison COUNTY, ss:

On this 25th day of November, 2003, before me the undersigned, a notary public in and for the State of Iowa appeared to me Elliot Bade

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

