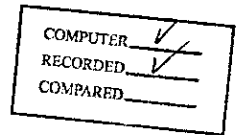


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Book 2005 Page 4364 Type 06 001 Pages 3
Date 9/09/2005 Time 11:40 AM
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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA



EASMENT
Recorder's Cover Sheet

Preparer Information:

A. Zane Blessum, 113 North John Wayne Drive, Winterset, (515) 462-1666

Taxpayer Information:

Jan-Cat, Inc.
113 North John Wayne Drive
Winterset, Iowa 50273

Return Address

A. Zane Blessum
113 North John Wayne Drive
Winterset, Iowa 50273

Grantors:

Jan-Cat, Inc.

Grantees:

Elton A. Root and Cinda Root

Legal Description: See Page 2

Document or instrument number if applicable: ***Document Number TE***

WATER AND SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that on the 9th day of September, 2005, a water and sewer easement adopted by Jan-Cat, Inc., (Declarant) upon and regarding the following described real estate, to wit:

SEE ATTACHED EXHIBIT "A"

In consideration good and valuable consideration, the above-named Declarant conveys to Elton A. Root and Cinda Root, as legally described above a perpetual easement for water and sanitary sewer purposes and including the right to maintain, repair, and replace either the waterlines or sanitary sewer on the real estate together with the right of ingress and egress.

The Declarant covenants that no act will be permitted within the easement property which is inconsistent with the rights hereby granted and that no buildings or structures will be erected upon said property.

This Agreement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

By: [Signature]
Mark L. Switzer, President

By: [Signature]
A. Zane Blessum, Treasurer

STATE OF IOWA

:SS

COUNTY OF MADISON:

On this 9th day of September, 2005 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark L. Switzer and A. Zane Blessum, to me personally known, who, being duly sworn, did say that they are the President and Treasurer respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Mark L. Switzer and A. Zane Blessum as such officers acknowledged that they executed the same as their voluntary act and deed of said corporation, by it and by them voluntarily executed.

[Signature]
Notary Public in and for the State of Iowa



The Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a parcel of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the East line of said section Twenty-five (25), South 00°00'00" 1008.62 feet to the Point of Beginning, thence continuing along said East line, South 00°00'00" 300.00 feet, thence North 89°41'48" West 655.55 feet, thence North 20°38'42" West 40.67 feet, thence North 36°17'13" East 135.41 feet, thence North 61°06'57" East 70.84 feet, thence North 47°15'30" East 99.59 feet, thence North 55°03'15" East 54.80 feet, thence North 82°53'44" East 114.09 feet, thence North 77°03'57" East 15.64 feet, thence South 89°41'48" East 281.20 feet to the Point of Beginning, said parcel of land contains 3.828 acres, including 0.874 acres of State Highway right-of-way, **AND EXCEPT** Parcel "C" in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 16 on June 10, 1997 in the Office of the Recorder of Madison County, Iowa.

Exhibit A