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 MICHELLE 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

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Mark Grossman,

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: Hallinell Bridge 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 _____
 day of 5-31, 1998

Mark Grossman
 Mark Grossman

M5-2,155

STATE OF IOWA, MADISON COUNTY, ss:

On this 31st day of MAY, 1998 before me the undersigned, a notary public in and for the State of Iowa appeared to me Mark Grossman

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.

Shirley A. Nehring
 Notary Public



✓ M 5-2155

Exhibit "A"

4-75-27
33-76-27
34-76-27
35-76-27

The Northeast Fractional Quarter (NE Fr. 1/4) of the Northwest Quarter (NW1/4) and all that part of the North Fractional Half (N Fr. 1/2) of the Northeast Quarter (NE1/4) lying and being North and West of the center of the channel of Middle River and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) (except therefrom all that part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) lying and being South and East of the center of the channel of Middle River, and also except a tract commencing at the Southwest corner of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and running thence East on the South line thereof to the Southeast corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), thence North 28 rods, thence West 75 rods, thence North 2° East 4 rods, thence North 75° West 5 rods thence North 88° West 19.95 chains, thence South 2° West 8.84 chains to the place of beginning) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.; and the East Half (E1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-three (33), and all that part of the West three-fourths (W3/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the North 18 Acres of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) lying North and West of the center of the channel of Middle River, in Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.; and a tract of real estate described as follows, to-wit: Commencing at the Northwest Corner of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-four (34), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence due South 2 chains, thence West 11° South 11 chains, thence South 35° West 4.60 chains, thence West 7° North 7.60 chains, thence West 35° South 6 chains, thence West 1° South 4 chains, thence North 28° West 3.70 chains, thence West 3° South 12.30 chains to the West line of the East one-fourth (E1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-four (34), thence South along said West line 7.50 chains to the center of the main channel of Middle River, thence following the center of the main channel of Middle River easterly to the point where the main channel of Middle River crosses the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of section Thirty-five (35) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence Westerly along the half-section line of Sections Thirty-five (35) and Thirty-four (34) to the point of beginning, Madison County, Iowa

EXCEPT THE FOLLOWING-DESCRIBED TRACT:

That part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, lying South of a Madison County Highway centerline, exclusive of existing highway right of way and except that part of the said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) lying south of the natural channel of Middle River. Said highway centerline described as follows:

Commencing at the Southwest corner of Northeast Quarter (NE1/4) of said Section Four (4); thence on an assumed bearing of North 00° 00' 00" East 549.66 feet to the centerline of said highway; thence South 88° 38' 24" East along said centerline 328.75 feet; thence South 86° 50' 32" East 566.03 feet along said centerline to the beginning of a nontangential curve; thence southeasterly along said centerline and curve concave to the south 463.02 feet, chord bearing South 70° 11' 15" East, radius of 716.20 feet and central angle of 37° 02' 30" to the point of termination of said centerline.

Grossman, Mark