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MICHELLE UTSLER
RECORDS
MADISON COUNTY, IOWA

This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone 562-0101

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Michael J. Hinchey and Dorine Hinchey, 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:

A parcel of land described as commencing at the Southwest Corner of Section Nine (9), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which is the point of beginning, thence North 1° 04' East 957.7 feet along the west line of said Section Nine (9) to the north line of the south thirty (30) acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said section, thence North 89° 05' East 787.0 feet along the north line of said 30 acres, thence South 1° 04' West 970.3 feet to the South line of said section, thence North 90° 00' West 787.7 feet to the point of beginning, containing 17.4282 Acres, subject to easements of record including easement for road purposes and use of a public highway to Madison County, Iowa, over an area comprising 4.1382 acres; and a twenty foot wide easement in perpetuity for the construction and maintenance of a water line and water well, 10 feet on each side of the following line, Commencing at the SW. Corner of Section 9-T75N-R27W of the 5th P.M.; thence N. 90° 00' E. 787.7 feet; thence N. 1° 04' E. 714.5 feet to the Point of Beginning; thence S. 77° 18' E. 811.0 feet to a well together with the right of entry for repair and maintenance.

and locally known as #19 Charles 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 23 day of Sept, 1998.

Michael J. Hinchey
Michael J. Hinchey

Dorine Hinchey
Dorine Hinchey

M5-2,344

STATE OF IOWA, MADISON COUNTY, ss:

On this 23 day of Sept, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Michael J. Hinchey and Dorine Hinchey 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.

Patricia E. Miller
Notary Public

