

P-13
50273
4/62-1289

mark for meter box

FILED NO. 4843
BOOK 40 PAGE 216

REC \$ 10⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰
COMPUTER
RECORDED
COMPARED

98 MAY 22 AM 9: 30
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Telephone: 515-462-1691

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

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Douglas B. Baade and Michele M. Baade
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 Exhibit "A" Attached 32 + 33 - 75 - 27

and locally known as: Peru 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, ⁹⁴ 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 26 day of March, 1998.

Douglas B. Baade
Douglas B. Baade

Michele M. Baade
Michele M. Baade

M5-380

STATE OF IOWA, MADISON COUNTY, ss:

On this 26 day of March, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Douglas B. Baade and Michele M. Baade 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.

James R. Halterman
Notary Public



M5-380

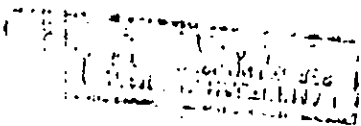


EXHIBIT "A"

The Southeast Quarter (1/4) of Section Thirty-two (32), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND A parcel of land in the Northeast Quarter (1/4) of Section Thirty-two (32), and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the center of said Section Thirty-two (32), thence along the South line of the Northeast Quarter (1/4) of said section, North 89°34'33" East 1967.30 feet to the Point of Beginning, thence North 00°40'13" West 2631.28 feet to the North line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said section, thence along said North line, North 89°17'03" East 646.63 feet to the Northeast Corner of said section, thence along the North line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-three (33), North 89°35'28" East 679.43 feet, thence South 00°51'16" East 1315.06 feet, thence South 89°22'33" West 663.79 feet, thence along the East line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-two (32), South 00°34'52" East 1317.04 feet to the East Quarter (1/4) corner of said section, thence along the South line of the Northeast Quarter (1/4) of said section, South 89°34'33" West 664.45 feet to the Point of Beginning, containing 60.249 acres, more or less,

WITNESSED my hand and seal of office this 1st day of May, 1900.

[Signature]

Notary Public for Iowa.

My commission expires the 1st day of May, 1901.

Subscribed and sworn to before me this 1st day of May, 1900.

Notary Public for Iowa.

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Notary Public for Iowa.

My commission expires the 1st day of May, 1901.

Subscribed and sworn to before me this 1st day of May, 1900.

Becker, Douglas B.

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