

REC \$ 5.00 COMPUTER ☒
AUD \$ 1.00 RECORDED ☒
R.M.F. \$ 1.00 COMPARED ☒

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This Document Prepared By: Security Abstract & Title Co., Inc., 114 N. 1st Ave., Winterset, Iowa 50273 Telephone: 515-462-1691

EASEMENT

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

Donald W. Atkinson and Lori Ann Atkinson, 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:

That part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., in Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-six (36); thence on an assumed bearing of North 84°30'40" East along the north line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) 332.50 feet; thence South 00°14'26" East 1317.50 feet to the south line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 85°01'47" West along said south line 332.24 feet to the Southwest corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 00°14'26" West along the west line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) 1314.48 feet to the northwest corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the point of beginning; Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the northerly and westerly 0.77 acres thereof.,

and locally known as: 3354-218th
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. Easement shall be located parallel to County Road Right-of-Way. The property will be returned to original grade, and the driveway bored.

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 Feb 14, 1998.

Donald W. Atkinson
Donald W. Atkinson

Lori Ann Atkinson
Lori Ann Atkinson

M5-110

STATE OF IOWA, MADISON COUNTY, ss:

On this 14 day of Feb, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Donald W. Atkinson and Lori Ann Atkinson 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.

Jerrold B. Oliver
Notary Public



✓ M5-110