



Document 2014 1347

BK: 2014 PG: 1347 Type 06 001 Pages 3

Recorded: 6/9/2014 at 9:24:38.0 AM

Fee Amount: \$17.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Preparer: Amy J. Skogerson, AT0003683, 413 Grant St., Van Meter, IA 50261, (515) 996-4045
Return To: SIRWA, PO Box 407, Creston, IA 50801-0407
Grantors: Robert Lange and Kendall Johnson
Grantee: Southern Iowa Rural Water Association

WATER USER AGREEMENT AND EASEMENT

RE: See Attachment "A"

This Water User Agreement ("Agreement") is hereby entered into by and between the Southern Iowa Rural Water Association, State of Iowa ("SIRWA"), a rural water district organized under Iowa Code Chapter 357A, as amended, the undersigned participating member(s) of said rural water district, and his/her/or their successors, and assigns hereinafter called ("Member"). This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

WHEREAS, Member desires to purchase water from SIRWA and SIRWA desires to sell water to Member under the terms and conditions set forth herein. NOW, therefore, in consideration of the mutual covenants herein contained, it is hereby understood, acknowledged and agreed by the parties hereto as follows:

1. **Bylaws, Rules and Regulations Binding.** Member hereby agrees to be bound by and comply with the Bylaws and the Rules and Regulations of SIRWA, each as from time to time amended. Member further agrees to pay for water at such rates, time(s) and place(s) as determined by SIRWA and agrees to the imposition of such penalties for noncompliance as are set forth in said Bylaws and Rules and Regulations of SIRWA. Said obligations of Member shall apply to and run with the real estate described above for so long as Member continues to receive water service from SIRWA. A complete copy of the Bylaws and Rules & Regulations can be found at www.sirwa.org, or a copy will be sent to Member upon Member's request.

2. **Furnishing of Water.** Subject to the Bylaws and the Rules and Regulations of SIRWA, as amended, SIRWA shall furnish such quantity of water as Member may desire in connection with Member's occupancy of the above-described premises so long as such usage is not damaging to the system or other users. In the event the total water supply shall be insufficient to meet all of the needs of the participating members of SIRWA or in the event there is a shortage of water, SIRWA may prorate the water available among its various members on such basis as is deemed equitable by the Board of Directors of SIRWA. SIRWA may also prescribe a schedule of hours covering use of water by particular members and require adherence thereto or prohibit the use of water for other purposes. Members using under 10,000 gallons a month are considered a residential user, over 10,000 gallons per month may be restricted if determined that unregulated flows are damaging the system or other water users' service. Additional information may be found in SIRWA's Rules and Regulations.

3. **Easement** The undersigned Member, as owner(s) of record of the real estate described above, for One Dollar (\$1.00), paid by SIRWA, and other good and valuable consideration received by Member, hereby grants, sells, transfers and conveys to SIRWA, its successors and assigns, an affirmative and perpetual easement in, to, and running with the real estate described above, together with a general and perpetual right of ingress and egress upon such real estate and upon any adjacent lands of Member, LIMITED AS FOLLOWS:

a) This easement is solely for the general purposes of: Archeological studies (where required), the stringing of pipe, initial construction and thereafter to use operate, tap and install service lines, inspect, repair, maintain, replace, remove and improve water pipelines and any necessary appurtenances thereto over, across and through the real estate described above.

b) Once such water pipeline and any necessary appurtenances thereto are installed and operating, this easement (except the general rights of ingress and egress) shall be automatically reduced in scope to a width of fifty feet, the centerline of which shall be the water pipeline and any necessary appurtenances thereto.

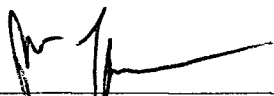
c) This easement shall survive termination of Member's water service from SIRWA for any reason whatsoever and shall continue to run with the real estate described above unless and until a written instrument is filed modifying and/or terminating the easement granted by Member to SIRWA herein.

It is agreed that, during the period of initial construction, no crop damage will be paid by the Association. After completion of the project, if repair work on water line is needed, crop damages will be paid. The Association, 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 Member, if any damage there be, will be kept to a minimum.

This Agreement constitutes the entire agreement between the parties hereto. No other agreements, understandings, restrictions, warranties or representations exist between the parties other than those provided or referenced herein.

Each of the undersigned has read and understands the above Water User Agreement and Easement. Member hereby requests the services of SIRWA as described herein and agrees to the terms set forth above.

Executed this 03 day of 04 2014.


Robert Lange


Kendall Johnson

STATE OF Michigan, COUNTY OF Ingham, ss:

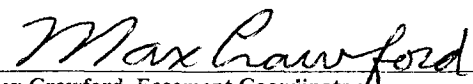
On this 3rd day of April, 2014, before me, the undersigned, a Notary Public in and for the State of Michigan, personally appeared Robert Lange, a single person and Kendall Johnson, a single person, to me known to be the same and identical person(s) named in and who executed the foregoing record, acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Stamp or
Seal:

LORI A. LOMBARDI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires October 10, 2019
Acting in the County of Ingham


NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Executed this 7th day of April, 2014.

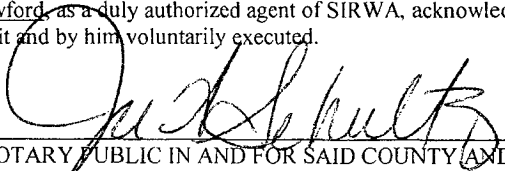

Max Crawford, Easement Coordinator

STATE OF IOWA, COUNTY OF UNION, ss:

On this 7th day of April, 2014, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Max Crawford, to me personally known, who, being by me duly sworn, did say that he is the Easement Coordinator for Southern Iowa Rural Water Association (SIRWA); that said instrument was signed and sealed on behalf of SIRWA by authority of its Board of Directors; and that the said Max Crawford, as a duly authorized agent of SIRWA, acknowledged the execution of said record to be the voluntary act and deed of SIRWA, by it and by him voluntarily executed.

Stamp or
Seal:

 **JULIE A. SCHULTZ**
Commission Number 747353
My Commission Expires 12-11-16


NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Attachment "A"

All that certain parcel of land situated in the County of Madison, State of Iowa, being known and designated as follows: A strip of land 100 feet in width extending over and across the North Half of the Southeast Quarter and Southwest Quarter of the Southeast Quarter of Section 28, Township 74 North, Range 27 West of the 5th P.M., and strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 28. And also a strip of land 50 feet in width lying Northwesterly of and adjoining said above described 100-foot wide strip of land in the Southeast Quarter of said Section 28 and lying Northwesterly of a line drawn radically to said original main track center line at a point thereon distant 1,019.2 feet Northeasterly from the intersection thereof with the West line of said Southeast Quarter of Section 28, all in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa.