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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

THIS DOCUMENT PREPARED BY: Lynn A. Flannery, Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200  
RETURN TO: Claire Patin, Box 215, Indianola, IA 50125, 515-961-2574

### EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

**Eugene R. Schafer and Vicky R. Schafer,**

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement with the right, at any time, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove one or more water pipelines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

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Also known as: 1011 Cottonwood Ave.  
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 granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto constructed by GRANTEE. In addition, if the easement area, as described herein, does not abut the nearest public road right-of-way, the easement area shall be expanded to extend to the nearest public road right-of-way line.

It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, 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.

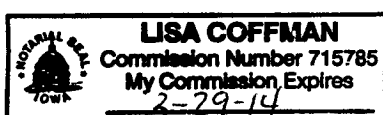
IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 17 day of September, 2013.

Eugene R. Schafer  
Eugene R. Schafer

Vicky R. Schafer  
Vicky R. Schafer

STATE OF IOWA, ss:

This instrument was acknowledged before me on September 17, 2013 by Eugene R. Schafer and Vicky R. Schafer.



Lisa Coffman  
NOTARY PUBLIC

Eugene Schafer Legal Description:

An irregular shaped tract of land that is located in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Northeast Corner of the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of said Section Five (5), thence South  $0^{\circ}00'$  East, along the East line of the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of said Section Five (5), 637.00 feet, thence South  $89^{\circ}50'46''$  West, 1197.67 feet, thence North  $55^{\circ}18'15''$  West, 365.74 feet, to a point that is on the Southerly Right-of-Way line of Interstate Highway No. 80 as it is presently established thence North  $43^{\circ}52'38''$  East, along the southerly Right-of-way line of said Interstate Highway No. 80, 620.91 feet, to a point that is on the North line of the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of said Section Five (5), 1088.12 feet to the Point of Beginning, containing 19.392 acres more or less including 0.482 acres for public road easement; AND Parcel "A" located in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5), containing 13.217 acres, as shown in Plat of Survey filed in Book 2, Page 147 April 21, 1989, in the Office of the Recorder of Madison County, Iowa: EXCEPT Parcel "B" in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5), containing 3.00 acres as shown in Plat of Survey filed in Book 2007, Page 1889 on May 4, 2007 in the Office of the Recorder of Madison County, Iowa.