

IND. ☒
REG. ☒
PAGE ☒FILED NO. **1197**
BOOK 110 PAGE 504

1974 JUL 24 PM 4:13

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWAFee
94.50EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$1 and other good and valuable consideration paid to Charles W. Shipton, a single person, hereinafter referred to as Grantor, by the City of Winterset, Iowa, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns, a perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace and remove a storm sewer over and across the following described land of the Grantor, situated in Madison County, Iowa, and being more particularly described as follows, to-wit:

A strip of land 20 feet wide and being 10 feet wide on either side of the following described centerline:

Commencing at the Southeast corner of Lot 4, Hutchings Addition to Winterset, Iowa, thence N. 00°00' 112.5 feet along the east line of said Lot 4 to the point of beginning. Thence N. 90°00' E. 7.0 feet, thence N. 66°33' E. 231.3 feet to a point 17.2 feet east of the northwest corner and on the north line of Lot 8, M. C. Leinard's Addition to Winterset, Iowa,

together with the right of ingress and egress over the adjacent lands of the Grantor, his successors and assigns, for the purposes of this easement.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the grantor, his successors or assigns, by reason of the installation, operation and maintenance of the structures or improvements referred to herein. The Grantee covenants to maintain the easement in good repair so that no unreasonable damage will result from the use to the adjacent land of the Grantor, his successors or assigns.

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 grantor has executed this instrument this 24th day of July, 1974.

Charles W. Shipton
Charles W. Shipton

STATE OF IOWA:ss

On this 24th day of July, 1974, before me,
the undersigned, a Notary Public in and for the State of Iowa, personally
appeared Charles W. Shipton, to me known to be the identical persons
named in and who executed the foregoing instrument, and acknowledged that
he executed the same as his voluntary act and deed.



Leslie J. Duff
Notary Public In and For the
State of Iowa