

IND. ☒
REC. ☒
PAGE ☒

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to

~~XXXXXX~~ Lloyd E. Benedict and ~~WIFE XXXX~~ Christine M. Benedict

hereinafter referred to as GRANTOR, by City of St. Charles, 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 successor 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 sanitary sewer

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MARY E. WELTY
RECORDER

over, across, and through the land of the GRANTOR situate in Madison Madison County, Iowa

State of Iowa, said land being described as follows:

See Exhibit "A" attached.

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 easement shall be _____ feet in width, the center line of which is described as follows:

~~Thence West 132 feet to the point of beginning in the town of St. Charles, Iowa.~~

Beginning at the SW corner of Lot 7, Austin's Addition to the City of St. Charles,

Thence S 10 feet, thence E 132 Feet, thence N 10 feet to the SE corner of said

lot 7, thence W 132 feet to the place of beginning.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR,
his successors and 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 its use to the adjacent land of the GRANTOR, his successors and 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 GRANTORS have executed this instrument this 19 day of January

19 74.

Lloyd E. Benedict (SEAL)
~~Mary E. Welty~~

Christine M. Benedict (SEAL)
~~Linda Kay Haynes~~

Form 442-20

FHA 442-20 (3-4-68)

STATE OF IOWA, MADISON COUNTY, ss: New Owners

On this 19 day of January, A. D. 19 74, before me, the undersigned, a Notary Public
in and for the State of Iowa, personally appeared Lloyd Benedict
Christine Benedict

to me known to be the identical persons named in and who executed the within and foregoing instrument, to which
this is attached, and acknowledged that they executed the same as their voluntary act and deed.



IOWA STATE BAR ASSOCIATION
Official Form No. 11 (Trade-Mark Registered, State of Iowa, 1967)
H-4875 This Printing: June 4, 1971

9-30-75 Notary Public in and for the State of Iowa

(Section 940.20, Code of Iowa)

Exhibit "A"

Commencing 66 feet E. and 190 feet N. of the SE. corner of Lot 8, Block 1, of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa, running thence E. 198 feet, thence N. 115 feet, thence W. 198 feet, thence S. to the point of beginning,