

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION
DEED RECORD 111
RIGHT-OF-WAY EASEMENT

594
DN #1453

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

Eunice Nicholson, single ~~XXXX HUSBAND XXXX DECEASED XXX~~

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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over, across, and through the land of the GRANTOR situate in Madison MARY E. WELTY
State of Iowa, said land being described as follows: RECORDER
MADISON COUNTY, IOWA
See #4 50

See Exhibit "A"

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:

A permanent sanitary sewer easement described as beginning at a point 390 ft. East
of the Northwest corner of Lot 2, Block 4, of Beavers and Patton's Addition to the
Town of St. Charles, Madison County, Iowa, thence East 45 ft. to the row line of
Highway # 251, thence Southwesterly along said HWY row 50ft. thence Northwesterly
60 ft. to the point 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 23 day of May

19 75.

Eunice Nicholson (SEAL)
Eunice Nicholson

(SEAL)

Form 019-707

FHA 442-20 (3-4-68)

STATE OF IOWA, MADISON COUNTY, ss:

On this 23 day of May, A. D. 1975, before me, the undersigned, a Notary Public
in and for the State of Iowa, personally appeared Eunice Nicholson

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.



Bernard W. Gray
Notary Public in and for the State of Iowa

"A"

Lands & Loans, Waterat, Madison Co. Iowa Sec.

A tract of land commencing at the intersection of the Westerly line of the right of way of the Des Moines & Kansas City Railway Co., with the S. line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 24-75-26, and running thence W. on the S. line of said 40-acre tract 72 feet, thence N. to the S. line of Market Street in the Town of St. Charles, thence E. to the Westerly line of said railroad right of way, thence Southwesterly along said right of way to the point of beginning.