

Form FHA 442-20
(3-4-68)

Dn #1448

IND. ☒
REC. ☒
PAGE ☒

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

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

Charles M. Anderson and wife, Florence M. Anderson

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
MADISON COUNTY, IOWA
Fee #435

over, across, and through the land of the GRANTOR situate in Madison County,
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 20 feet in width, the center line of which is described as follows:

A 20 ft. sanitary sewer easement being 10 ft. on each side of the following described
centerline beginning at a point 249 ft. N - 0° - 00' of the SW corner of the SE 1/4 of
the NW 1/4 of Section 24, T - 75 - N, R - 26 - W, Madison County, Iowa. Thence S - 85° -
57' - E 319.0 ft.; Thence N - 59° - 33' - E, 400.0 ft. Thence N - 53° - 49' - E, 400.0

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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 10 day of Feb
19 75.

Charles M. Anderson (SEAL)
Florence M. Anderson (SEAL)
Charles M. Anderson
Florence M. Anderson

Form 019-707

FHA 442-20 (3-4-68)

STATE OF IOWA, MADISON COUNTY, ss:

On this 10 day of February, A. D. 19 75, before me, the undersigned, a Notary Public
in and for the State of Iowa, personally appeared Charles M. Anderson and
Florence M. Anderson

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

H-4676

(Trade-Mark Registered, State of Iowa, 1967)
This Printing: June 4, 1971



(Section 540.20 Code of Iowa)

Mary E. Welty Notary Public in and for the State of Iowa

Exhibit "A"

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ in Sec. 24-75-26, except the S. 53.6 rods of the W. 27 rods, and except that part heretofore conveyed to the State of Iowa for highway purposes, and except a tract beginning at a point made by the intersection of the extension of the S. line of Main Street in the Town of St. Charles, Iowa, and the W. line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 24, thence running E. to the right of way of the O. B. & Q. Railway Co., thence in a Southwesterly direction along said right of way to the W. line of said 40 acre tract, thence N. to the point of beginning, and also except a tract commencing 57.6 rods N. of the SW. corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 24-75-26 and running thence E. 95 feet, thence N. 172 feet to the N. line of the former railroad right of way, thence southwesterly along said N. line to the W. line of said 40-acre tract, thence S. 132 feet to the point of beginning, and also except a tract commencing 57.6 rods N. and 245 feet E. of the SW. corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 24-75-26, and running thence E. 66 feet, thence N. 132 feet, thence W. 66 feet, thence S. 132 feet to the point of beginning, subject to reservation by railroad for all coal, oil, gas and other minerals underlying right of way,

Continuation of Description of Easement

ft.; Thence N - 23° - 05' - E, 250.0 ft.; Thence N - 76° - 55' - E, 300.0 ft.; Thence N - 37° - 17' - W, 400.0 ft.; Thence N - 6° - 29' - W, 134.0 ft. to a point 350 ft. West of the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, T - 75 - N, R - 26 - W, Madison County, Iowa.