

1976 APR 14 PM 4:46

RIGHT-OF-WAY EASEMENT

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

File No. 2511

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

Homer D. Lynch and Lyla M. Lynch, Husband and wife and Donald J. Overton and Luann Overton, husband and wife

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

over, across, and through the land of the GRANTOR situate in Madison County, State of Iowa, said land being described as follows:

The West 60 feet of Lot Seven (7) in the Northwest Section of the Original Town of St. Charles, 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 easement shall be 25 feet in width, the center line of which is described as follows:

The North 25 feet of Lot Seven (7) of the Northwest Section of the Original Town of St. Charles, Iowa.

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 1 day of April

1976

Homer D. Lynch

Donald J. Overton

(SEAL)

Lyla M. Lynch

Luann Overton

(SEAL)

WFO 819-707

FHA 442-20 (3-4-68)

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, Madison COUNTY, ss:

On this 1 day of April, A. D. 1976, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Homer D. Lynch and Lyla M. Lynch and Donald J. Overton and Luann Overton

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

BERNARD W. GRAY
MY COMMISSION EXPIRES
September 30, 1977