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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

THIS DOCUMENT PREPARED BY: Lisa Coffman, Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200
RETURN TO: Claire Patin, Box 215, Indianola, IA 50125, 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Gary Knight and Rebecca Knight, husband and wife,

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement with the right, at any time, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove one or more water pipelines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

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Settlers Trl.

together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this Easement.

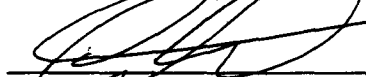
The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto constructed by GRANTEE. In addition, if the easement area, as described herein, does not abut the nearest public road right-of-way, the easement area shall be expanded to extend to the nearest public road right-of-way line.

It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

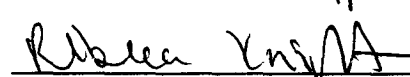
GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, will be kept to a minimum.

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 21 day of April, 2017.



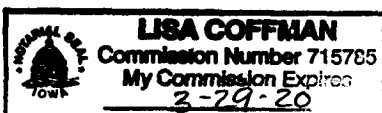
Gary Knight

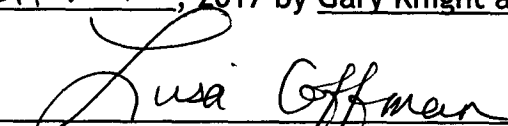


Rebecca Knight

STATE OF IOWA, ss:

This instrument was acknowledged before me on April 21, 2017 by Gary Knight and Rebecca Knight





NOTARY PUBLIC

The Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), and the Southwest Fractional Quarter (SWFr¼), EXCEPT the South 21 acres of the East Half (E½) thereof, AND EXCEPT all that part of the Southwest Fractional Quarter (SWFr¼) lying North and West of the center line of the County Road crossing said Southwest Fractional Quarter (SWFr¼) and containing 5.5 acres more or less, ALL IN Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

Said legal description includes the following described legal descriptions:

DESCRIPTION - PARCEL C:

That part of the Southwest Quarter of Section 19, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southwest corner of said Section 19; thence North 00 degrees 21 minutes 58 seconds East, 491.42 feet along the West line of said Section 19; thence North 81 degrees 06 minutes 02 seconds East, 516.20 feet to the East line of the West Half of said Southwest Quarter; thence South 00 degrees 32 minutes 31 seconds West, 537.00 feet along said East line to the South line of said Section 19; thence South 86 degrees 08 minutes 17 seconds West, 509.20 feet to the Point of Beginning, having an area of 6.00 Acres including 0.47 acres of Madison County Road Easement.

DESCRIPTION - PARCEL D:

That part of the Southwest Quarter of Section 19, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the northwest corner of the South Half of said Southwest Quarter; thence North 86 degrees 57 minutes 17 seconds East, 512.75 feet to the northeast corner of the West Half of said South Half of the Southwest Quarter; thence South 00 degrees 32 minutes 31 seconds West, 775.03 feet along the East line of said West Half of the South Half of the Southwest Quarter; thence South 81 degrees 06 minutes 02 seconds West, 516.20 feet to the West line of said Section 19; thence North 00 degrees 21 minutes 58 seconds East, 827.63 feet to the Point of Beginning, having an area of 9.39 Acres including 0.88 acres of Madison County Road Easement.