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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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THIS DOCUMENT PREPARED BY: Sarah Hansen, 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:

**Robert P. Root, a single person,**

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:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at the West Quarter Corner of said Section Twenty-four (24), and running thence North 82°03' East 345.31 feet to the point of beginning, thence North 82°03' East 950.36 feet along the Quarter section line, thence North 00°17' West 723.64 feet, thence North 81°15' West 200.00 feet, thence North 77°44' West 176 feet, thence North 84°40' West 400.00 feet, thence North 85°48' West 513.10 feet, thence South 186 feet, thence South 81°25' East 527.80 feet, thence South 26°01' East 119.40 feet, thence South 35°12' West 278.50 feet, thence South 10°13' West 404.41 feet to the point of beginning; said tract includes Parcel "A", containing 5.00 acres, as shown in Plat of Survey filed in Book 2, Page 725 on October 16, 1996 in the Office of the Recorder of Madison County, Iowa.

1926 Windwood Ln.

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 5 day of June, 2017.

  
Robert P. Root

STATE OF IOWA, ss:

This instrument was acknowledged before me on June 5, 2017 by Robert P. Root.



Sarah Hansen  
NOTARY PUBLIC