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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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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Valleyview Ave.

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.

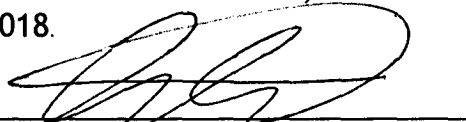
The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto 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.

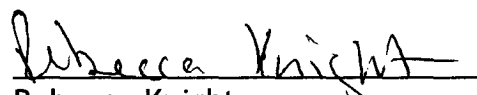
GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, will be kept to a minimum.

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 5th day of October, 2018.



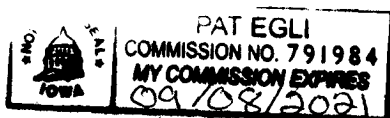
Gary Knight

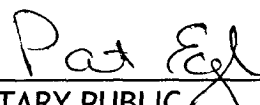


Rebecca Knight

STATE OF IOWA, ss:

This instrument was acknowledged before me on Oct 5th, 2018 by Gary Knight and Rebecca Knight.





NOTARY PUBLIC

DESCRIPTION - PARCEL G:

That part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Commencing at the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 02 minutes 30 seconds West, 128.35 feet along the east line of said Southeast Quarter of the Southeast Quarter to the centerline of an existing County Road and to the Point of Beginning; thence South 00 degrees 02 minutes 30 seconds West, 711.50 feet along said east line; thence North 85 degrees 01 minutes 04 seconds West, 1100.87 feet; thence North 03 degrees 15 minutes 54 seconds West, 239.24 feet to a corner of Parcel D, recorded in Book 2013 Page 1401; thence South 87 degrees 27 minutes 19 seconds East, 148.31 feet to a corner of said Parcel D; thence North 53 degrees 35 minutes 01 seconds East, 162.61 feet to a corner of said Parcel D; thence North 19 degrees 20 minutes 15 seconds East, 238.93 feet to the northeast corner of said Parcel D also being to said centerline; thence North 85 degrees 19 minutes 08 seconds East, 755.24 feet to the point of beginning, having an area of 13.72 acres including 1.39 acres of Madison County Road Easement

AND

DESCRIPTION - PARCEL H:

That part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southeast corner of said Section 21; thence South 85 degrees 28 minutes 27 seconds West, 1326.36 feet to the southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 07 minutes 38 seconds East, 571.02 feet along the west line of said Southeast Quarter of the Southeast Quarter; thence North 64 degrees 46 minutes 42 seconds East, 248.26 feet; thence South 85 degrees 01 minutes 04 seconds East, 1100.87 feet to the east line of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 02 minutes 30 seconds West, 476.55 feet to the point of beginning, having an area of 17.47 acres including 0.43 acres of Madison County Road Easement.