

(FmHA Approved)

78 24 17

86427HH

No.:

LIMITED EASEMENT

RE: Auction-Way Sales, Inc. and Greater Chicago Auto Action, Inc.

See attached for description, Exhibit "A"

NOTE: Correspondence to be sent to the following:

JDL Management Company
7270 W. College Drive, Suite 200
Palos Heights, IL 60463

The undersigned, as Owner(s) of record of the real estate described above, for one dollar and other good and valuable consideration received, hereby grant(s), sell(s), transfer(s) and convey(s) to Xenia Rural Water District (the "District"), its successors and assigns, an affirmative and perpetual easement in, to, and running with the real estate described above, together with a general and perpetual right of ingress and egress upon such real estate and upon any adjacent lands of Owner(s), LIMITED AS FOLLOWS:

1. This easement is solely for the general purposes of construction and laying and thereafter using, operating, inspecting, maintaining, repairing, replacing or removing water pipeline and any necessary appurtenances thereto over, across and through the real estate described above; and,
2. Once such water pipeline and any necessary appurtenances thereto are installed and operating, then this easement (except the general rights of ingress and egress) shall be automatically reduced in scope to a width of thirty feet, the centerline of which shall be the water pipeline and any necessary appurtenances thereto.
3. The contractor installing the pipeline shall be responsible for repair of all tile and fences.
4. Owner is hereby granted, for the next five years, the right to hook up to this water line for a flat fee not to exceed \$600.00.
5. The water pipe line will cross the property at the east boundary which connects to "County Road 22", and will travel approximately 75 feet north to south.

It is agreed that, during the period of initial construction, no crop damage will be paid by the District. The District, its successors and assigns, hereby promise to maintain such water pipeline and any necessary appurtenances in good repair so that damage to adjacent real estate of Owner(s), if any damage there be, will be kept to a minimum.

Executed this 14th day of December, 1992

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FILED
BOOK 731 PAGE 414
1992 DEC 14 AM 11:51
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA
10.00

Joseph D. Lyng, Pres.

Joseph D. Lyng

GRANTOR(S)

STATE OF ILLINOIS)
Cook) SS:
COUNTY



On this 4th day of December, 1992, before me, the undersigned a Notary Public in and for the aforesaid County and State, personally appeared: Joseph D. Lyng, Pres.

Carol Hol

BOOK 731 PAGE 0414

to me known to be the same and identical persons who executed the within and foregoing Instrument, and acknowledged that they executed the same as their voluntary act and deed.

EXHIBIT "A"

Name
Auction-Way Sales, Inc.
Greater Chicago Auto Action, Inc.

A tract of ground in Auditor's Lot Three (3) in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17 described as follows: Beginning at the Northwest corner of Section 17, thence South 00°00' 658.43 feet, thence South 89°50' East 609.02 feet, thence South 02°55' East 82.18 feet to point of beginning, thence South 02°55' East 138.79 feet, thence North 73°50' East 138.22 feet, thence North 02°55' West 120.79 feet, thence South 73°50' West 388.28 feet to point of beginning, and

Commencing at the Northwest Corner of Section 17, thence S 0°00' 658.43 feet to point of beginning, thence South 00°00' 73.31 feet, thence South 89°50' East 611.70 feet, thence North 02°55' West 71.40 feet, thence North 89°50' West 609.02 feet to point of beginning, and

Commencing at the Northwest corner of Section 17, thence South 0°00' 729.74 feet to point of beginning, thence South 0°00' 15.88 feet, thence South 89°12' East 381.70 feet, thence South 06°12' East 130.00 feet, thence South 84°38' East 225.61 feet, thence North 02°55' West 170.38 feet, thence North 89°50' West 611.70 feet to point of beginning, and

Commencing at the Northwest Corner of Section 17, thence South 60.6 feet to the right of way line I-80, thence North 70°54' East 330.40 feet, thence North 84°09' East 180.90 feet, thence South 85°04' East 70.70 feet to the point of beginning, said point being on the right of way line I-80, thence South 02°55' East 758.64 feet, thence North 73°50' East 739.14 feet, to the center line of a county road, thence North 00°50' East 75 feet, thence South 73°50' West 423.54 feet, thence North 02°55' West 560.40 feet, thence North 85°04' East 315.13 feet to point of beginning.

EXHIBIT "B"

Commencing at the Northwest Corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township 20 North, Range 26 West of the 5th P.M., Dallas County, Iowa, thence South 00°00' 525.0 feet along the West line of said NE 1/4, NW 1/4, thence North 90°00' East 45.0 feet to the point of beginning, thence North 83°30' East 242.0 feet, thence North 00°00' 439.0 feet, thence South 62°33' West 162.8 feet, thence South 34°10' West 129.5 feet, thence South 05°14' West 242.3 feet, thence South 01°05' West 43.0 feet to the point of beginning.