

#3432

PIPELINE EASEMENT

FROM J. H. Ghrist, et ux TO Northern Gas Products Company

Filed for record 27 day of May 1961 at 8:30 o'clock A. M. Velma I. Snider Recorder Deputy Fee \$ 2.50

Wn-21

PIPELINE EASEMENT

FOR AND IN CONSIDERATION of the sum of Five Dollars (\$5.00), the receipt of which is hereby acknowledged by Grantor, and the further consideration of One Dollar (\$1.00) per lineal rod of pipeline constructed upon the premises described below, payment of which is to be made when the location of said pipeline has been established and surveyed, and the further consideration of the performance by Grantee of the covenants and promises by it herein made,

J. H. Ghrist and wife Edna May Ghrist; Farm Management Department; Central National Bank, Des Moines, Iowa. For the assignment of this document see Book 28 of Mortgage Page 551

herein, whether one or more, called Grantor, does hereby grant and convey unto Northern Gas Products Company, a Delaware corporation, its successors or assigns, herein called Grantee, the right, privilege and easement to construct, operate, inspect, maintain and replace a pipeline and appurtenances thereto for the transportation of liquid or gaseous substances of any sort over and through the following described lands, together with the right to remove said pipeline at will, in whole or in part, and the right of ingress and egress at convenient points to and from said premises for the purpose of exercising and enjoying the rights and privileges herein granted, such premises being located in the County of Warren, State of Iowa, and described as follows:

S 1/2 of the NE 1/4 and N 1/2 of the SE 1/4 Sec. 12, Tp. 77-N. R. 25 West

For the assignment of this document see Book 15 of Mortgage Page 418 & 437 Assignment Book 2007 Page 9897

TO HAVE AND TO HOLD unto Northern Gas Products Company, its successors and assigns, until said pipeline shall be abandoned, subject, however, to Grantor's right to use and enjoy said premises except as such use and enjoyment may be inconsistent with the rights and privileges herein granted to Grantee, its successors and assigns.

Grantee shall pay for any damages to growing crops, trees, shrubbery, fences or buildings upon said premises where such damages arise from the exercise by Grantee of the rights herein granted; if Grantor and Grantee are unable to agree upon the amount of such damages, the same shall be ascertained and determined by three disinterested persons, one of whom shall be appointed by Grantor, one by Grantee and the third by the two appointed as aforesaid; the written award of such three persons shall be conclusive and binding upon the parties hereto.

Grantee shall bury said pipeline below plow depth and shall replace or rebuild to its pre-existing condition any part of any drainage system damaged by Grantee in the exercise of its rights hereunder.

This instrument, and the covenants and agreements herein contained, shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties.

This grant is made with the knowledge that no representative, agent or other party securing this grant on behalf of Grantee has been given authority to make any promise or agreement, oral or written, concerning the subject matter hereof which is not herein expressed.

IN WITNESS WHEREOF, Grantor has executed this instrument. Dated this 19th day of May, 1961. /s/ CLAUDE BATEMAN, JR. Right of Way Agent Claude Bateman, Jr.

Grantor /s/ EDNA MAY GHRIST Edna May Ghrist /s/ J. H. GHRIST J. H. Ghrist

STATE OF Iowa COUNTY OF Polk } SS.

On this 19th day of May, A. D., 1961, before me, the undersigned duly commissioned and qualified authority in and for said county and state, personally appeared J. H. Ghrist and Edna May Ghrist

to me personally known to be the identical person named in and who executed the foregoing instrument and duly acknowledged the execution of same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written. (Mary Harry) Title: Notary Public My commission expires: July 4, 1963

STATE OF COUNTY OF } SS.

On this day of A. D., 19, before me, the undersigned duly commissioned and qualified authority in and for said county and state, personally appeared

to me personally known to be the identical person named in and who executed the foregoing instrument and duly acknowledged the execution of same as voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written. Title: My commission expires:

STATE OF COUNTY OF } SS.

On this day of A. D., 19, before me, the undersigned duly commissioned and qualified authority in and for said county and state, personally appeared

to me personally known to be the identical person named in and who executed the foregoing instrument and duly acknowledged the execution of same as voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written. Title: My commission expires:

STATE OF COUNTY OF } SS.

On this day of A. D., 19, before me, the undersigned duly commissioned and qualified authority in and for said county and state, personally appeared

is of to me personally known, who, being by me duly sworn, did say that he is a corporation, that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and the said acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Title:

Handwritten note: All 2017-05-118 recorded note see 1999-7355 for Modification & Amendment of Easement