Recorded: 7/7/2015 at 2:50:12.0 PM
Fee Amount: $22.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 1778

Return to: Mallory King – JCG Land Services – 1715 South G Avenue, Nevada, Iowa 50201 (515) 382-1698
Prepared By: Tarah Andrews – JCG Land Services – 1715 South G Avenue, Nevada, Iowa 50201 (515) 382-1698

ELECTRIC LINE EASEMENT

For good and other valuable consideration, the receipt of which is hereby acknowledged, **Dennis Lee Oberreuter, a single person,** 4166 Labarge Rd., Central City, IA 52214 ("Grantor(s)"), do(es) hereby warrant and convey unto ITC Midwest LLC, a Michigan limited liability company, 27175 Energy Way, Novi, MI 48377, its successor and assigns, ("Grantee"), a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, upgrade, operate, repair, patrol, replace and remove an electric and telecommunications line or lines, consisting of poles, towers, crossarms, insulators, wires, guy wires, anchors and other necessary fixtures, equipment and construction for transmitting electricity, communications and all Corporate purposes together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, over and across the following described lands (the "**Premises**"). The Easement shall be limited to that certain part of the Premises described as the "**Easement Area**" on the attached Exhibit A located in the County of Delaware and the State of Iowa:

Premises: The North half (N½) of the Northwest quarter (NW¼), and the Southeast quarter (SE¼) of the Northwest quarter (NW¼) of Section Thirteen (13), Township Eighty seven (87) North, Range Six (6), West of the Fifth P.M. Excepting therefrom: A tract of land in the Northwest Quarter (NW¼) of Section Thirteen (13), Township Eighty-seven North (87N), Range Six West (6W) described as follows: Beginning at a point in the South right of way line of county road "A" that is 167.3 feet West and 40 feet south of the Northeast corner of said Northwest Quarter (NW¼); thence South 100 feet; thence West 75 feet; thence North 100 feet; thence East 75 feet along said right of way line to the point of beginning. Note: The North line of the Northwest Quarter (NW¼) of Section Thirteen (13) is assumed to bear due East and West.

In addition to the foregoing, Grantor hereby grants to Grantee the following related rights necessary or convenient for Grantee's use of the Easement: (i) an easement to enter upon the Premises to survey for and locate the Electric Lines; (ii) an easement for ingress and egress over and across the Premises to the Easement Area, by means of existing field roads and lanes, if any, otherwise by the use of the most reasonable and feasible route selected by Grantee in its reasonable discretion; and (iii) an easement to remove, cut, trim, destroy or otherwise control any or all trees, shrubs bushes, or brush now or hereafter standing or growing upon or within the Easement Area and further, the right and privilege to trim, cut down or control the growth of such other trees standing or growing on land adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, operation, repair, use of, or which in falling might touch the said line or lines, all at Grantee's sole and absolute discretion.

Together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose. Grantor shall not erect any buildings, structures or other objects, permanent or temporary (collectively referred to herein as **"Structures"**), upon the Easement Area. Grantor further agrees not to plant any trees within the Easement Area without prior express written consent from Grantee, nor to perform any act which will interfere with or endanger the Electric Lines.

Notwithstanding the foregoing, Grantor reserves the right to cultivate, use, and occupy the Easement Area in a manner that is not inconsistent with Grantee's rights granted herein. Grantor reserves the right to dedicate and have or permit to be improved, maintained, and used for the purposes of streets, curbs and gutters, sewers, water and underground utilities and pipelines (hereinafter called **"Public Improvements"**), the portion of said Easement Area not occupied by the structures supporting Grantee's electric system, provided that said Public Improvements do not in the opinion of Grantee impair the structural or electrical integrity of or ability to maintain said electric system or materially alter the existing ground elevations; and provided further that all such Public Improvements shall not result in a ground or other clearance of less than the minimum requirements specified by the National Electrical Safety Code and any other applicable laws or regulations or other codes in effect from time to time. Grantor, its agents or assigns must submit plans of Public Improvements or other installations within the Easement Area for review, compliance, and written consent by Grantee prior to installation of the proposed Public Improvements.

Grantee may remove, at its sole discretion, any existing Structures from the Easement Area. In addition, Grantee may remove, at its sole discretion, any prohibited future Structures from the Easement Area without prior notice and without responsibility for any damage that occurs as a result of such removal. In the event a fence currently exists within the Easement Area as of the date of this Easement (each, a "Permitted Fence"), Grantee may: (1) install and maintain a gating system in the Permitted Fence, of Grantee's choice, in order to obtain access to the Easement Area for the purposes of construction and maintenance of the Electric Lines; and (2) cause such Permitted Fence to be removed as Grantee deems necessary provided that Grantee restores such Permitted Fence to substantially the same condition as it existed prior to removal.

Signed this 11 day of June, 2015.

GRANTOR(S): Dennis Lee Oberreuter, a single person

By: Dennis Lee Oberreuter
Dennis Lee Oberreuter

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa)

COUNTY OF Delaware) ss:

On this 11th day of June, AD. 20 15 before me, the undersigned, a Notary Public in and for said State, personally appeared

Dennis Lee Oberreuter, a single person

_____

_____ to me personally known

or X provided to me on the basis of satisfactory evidence

to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL _____
(Sign in Ink)

Ryan Stram
(Print/type name)

Notary Public in and for the State of Iowa

RYAN STRAM
Commission Number 739963
My Commission Expires
March 31st 2018

CAPACITY CLAIMED BY SIGNER

X INDIVIDUAL
_____ CORPORATE
Title(s) of Corporate Officers(s):

_____

_____

_____ N/A
_____ Corporate Seal is affixed
_____ No Corporate Seal procured

_____ PARTNER(s)
_____ Limited Partnership
_____ General Partnership

_____ ATTORNEY-IN-FACT
_____ EXECUTOR(s),
_____ ADMINISTRATOR(s),
_____ or TRUSTEE(s):
_____ GUARDIAN(s)
_____ or CONSERVATOR(s)
_____ OTHER

_____

_____

SIGNER IS REPRESENTING:
List name(s) of persons(s) or entity(ies):

Self

_____

EXHIBIT A

Easement Area: The Easement Area being a strip of land 50 feet in width, being 25 feet either side of a center line as determined by the placement of new or existing structures on or adjacent to the Premises.