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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Michelle Yun Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786-4046
Return to: Mary Fredericks Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786- 4046
SPACE ABOVE THIS LINE FOR RECORDER

SUBSTATION SITE EASEMENT

(IPL as Grantee)

For and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **Manchester Enterprises, Inc.** ("Grantor(s)"), **ADDRESS** 951 Burrington Rd, Manchester, IA 52057 do(es) hereby warrant and convey unto Interstate Power and Light Company, an Iowa Corporation, its successor and assigns, ("Grantee"), a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an electric substation consisting of poles, towers, crossarms, insulators, wires, guy wires, anchors, switches, transformers, capacitors, fences, fixtures, appurtenances and other equipment (the "*Substation*") necessary for the transformation, switching and transmission of electricity and all corporate purposes of Grantee, including for communications 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 located in the County of Delaware, and the State of Iowa:

The easement area being the West 10 feet of the below described property;

> Lot One (1) of SW Industrial Park 5th Subdivision; A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 3010

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstruction on the property described above which would result in a violation of the requirements of the National Electric Safety Code or would interfere with the operation and maintenance of the Substation as determined by Grantee in its sole and absolute discretion.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of, or which in falling might touch the Substation.

The Grantee, its contractor or agent, may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Substation, over/under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Substation, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, patrolling, expanding, operating, repairing or removing the Substation.

Signed this 13th day of December, 2017.

GRANTOR(S): Manchester Enterprises, Inc.

By: _____
Tirzah N. Wedewer, President

By: _____, Sec/Treas
Craig A. Ingamells, Treasurer

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa)

COUNTY OF Delaware) ss:

On this 13th day of December, AD. 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Tirzah Wedewer, President

Craig Ingamells, Sec/Treas

_____

/ to me personally known

or _____ 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)

PATRICIA L. SALOW
(Print/type name)

PATRICIA L. SALOW
Commission Number 141739
My Commission Expires
November 26, 2019

Notary Public in and for the State of Iowa

My Commission Expires: 11-26-19

CAPACITY CLAIMED BY SIGNER

_____ INDIVIDUAL
X 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):

Manchester Enterprises, Inc.

_____