Recorded: 12/7/2020 at 10:03:15.0 AM
County Recording Fee: $37.00
Iowa E-Filing Fee: $3.00
Combined Fee: $40.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4498

Prepared by, and after recording
please mail to:

ATTN:

ANDY RIALES
Agent Right-Of-Way Sr
BLACK HILLS GAS DISTRIBUTION LLC
610 CENTRAL AVENUE
KEARNEY, NE 68847
(402) 914-0137

EASEMENT FOR GAS LINES AND APPURTENANCES

THIS **EASEMENT** is made and entered into this 26TH day of November, 2020 by and between Arden Gudenkauf and Jane Gudenkauf, husband and wife as joint tenants with full rights of survivorship, and not as tenants in common & Terry J. Bell and Jacqueline M. Bell, husband and wife as joint tenants with full rights of survivorship, and not as tenants in common **"GRANTOR"**, and **BLACK HILLS/IOWA GAS UTILITY COMPANY, LLC d/b/a BLACK HILLS ENERGY, "GRANTEE".**

Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, its lessees, licensees, successors and assigns, the right, privilege and perpetual easement to enter upon the lands of Grantor to survey, construct, operate, patrol, inspect, maintain, alter, add pipes, repair, rebuild and remove, on, under and over said lands and in and upon all streets, roadways or highways abutting said lands, now or at any future time, lines for the transmission and distribution of gas and all appurtenances and appliances necessary in connection therewith, including but not limited to above ground valve settings or district regulator stations, together with the right of ingress and egress to and from the said lines of Grantee over the lands of Grantor so that Grantee may go to and from said lines from the public roads adjacent to Grantor's lands, which said lands of Grantor, situate in the County of Delaware, in the State of Iowa further described on Exhibit "A" attached hereto and incorporated herein by this reference.

RECITALS

WHEREAS, Grantor owns in fee simple certain real property situated in SECTION NINE (9), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE THREE (3) WEST, 148 acres in the SE/4 Except Parcel F, as appears in Real Estate Contract - Installments in Book 2008 Page 2696 in the office of the recorder located in Delaware County, Iowa of the 5th P.M. (the "Subject Lands"); and

WHEREAS, Grantee desires a right of way and easement for the placement of its pipeline(s) and any necessary appurtenances ("Pipeline(s)"); and

WHEREAS, Grantee has requested from Grantor, and Grantor desires to grant to Grantee, certain permanent and temporary easements with respect to the Pipeline(s) (collectively, the "Easements").

NOW, THEREFORE, in consideration of the sum of ten dollars ($10.00), the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. Grant of Easements.

(a) A Permanent Easement Ten (10) Feet in Width Beginning at a point 42.35405 Latitude and -91.19315 Longitude; thence running a Northern direction a distance of Forty Six (46) Feet more or less to a Second Point 42.35418 Latitude and -91.19315 Longitude; thence running a Western direction a distance of Nine Hundred Eighty Three (983) Feet more or less and Terminating at a point 42.35422 Latitude and -91.19680 Longitude. (the "Subject Lands")

PLEASE SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF.

Grantee may erect and use gates in all fences which cross or which shall hereinafter cross the route of said lines. Grantee is given the right to trim, cut and clear away or otherwise control any trees, limbs, brush and vegetation on or adjacent to the above described easement whenever, in its judgment, such will interfere with or endanger the construction, safety, operation or maintenance of said lines. In exercising its rights of ingress and egress Grantee shall, whenever practicable, use existing roads or lanes and shall repair any damage caused thereby.

It is the intention of the parties hereto that Grantor is hereby conveying the uses herein specified without divesting himself, his heirs or assigns, of the right to use and enjoy the above described premises: PROVIDED, however, such use shall not, in the judgment of said Grantee, interfere with or endanger the construction, safety, operation or maintenance of said lines, and provided further that no building shall be constructed on the easement without written permission from Grantee. In addition, the granting of any subsequent easements to third parties that either cross Grantee's gas lines or are situated within five feet of Grantee's gas lines shall require written permission from Grantee.

Grantee, its successors and assigns, agrees to pay for any damage caused to land, growing crops, fences, livestock or other personal property of Grantor from the construction, operation or maintenance of said lines.

Title to said lines shall be and remain in said Grantee.

TO HAVE AND TO HOLD said easement and rights aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining unto Grantee its lessees, licensees, successors or assigns forever. This easement shall run with the land and shall be binding upon Grantor and Grantor's heirs, personal representatives, successors and assigns. Grantor hereby represents, warrants and covenants that Grantor is the sole owner(s) of the above-described land, subject to existing liens and right-of-way easement of record and has all rights to grant this easement.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

Grantor:

By: Arden Gudenkauf

Name: Arden Gudenkauf

Address: 1125 11th St. SE

Dyersville, IA 52240

SONJA RAMIREZ
Commission Number 766865
My Commission Expires
2-28-2023

By: Jane Gudenkauf

Name: Jane Gudenkauf

Address: 1125 11th St. SE

Dyersville, IA 52240

SONJA RAMIREZ
Commission Number 766865
My Commission Expires
2-28-2023

By:

Name: Terry J. Bell

Address: 613 7th Avenue SW

Dyersville, IA 52040-1539

By:

Name: Jacqueline M. Bell

Address: 613 7th Avenue SW

Dyersville, IA 52040-1539

ACKNOWLEDGMENT

STATE OF Iowa :
SS.
COUNTY OF Dubuque :

On this 20 day of Nov, 2020 before me a Notary Public, duly commissioned and qualified in and for said county and state, personally came Arden Gudenkauf and acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said company.

WITNESS my hand and official seal at Dub, IA, in said county and state, the date aforesaid.

Sonja Ramirez
Notary Public

My Commission Expires: 2-28-2023
(SEAL)

SONJA RAMIREZ
Commission Number 766865
My Commission Expires
2-28-2023

ACKNOWLEDGMENT

STATE OF _____ :
SS.
COUNTY OF _____ :

On this _____ day of _____, 20__, before me a Notary Public, duly commissioned and qualified in and for said county and state, personally came Jane Gudenkauf and acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said company.

WITNESS my hand and official seal at _____, in said county and state, the date aforesaid.

_____
Notary Public

My Commission Expires: _____
(SEAL)

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

Grantor:

By: _____

Name: Arden Gudenkauf

Address: 3057 300th Street

Hopkinton, IA 52237

By: _____

Name: Jane Gudenkauf

Address: 3057 300th Street

Hopkinton, IA 52237

By: Terry J. Bell

Name: Terry J. Bell

Address: 613 7th Avenue SW

Dyersville, IA 52040-1539

By: Jacqueline M. Bell

Name: Jacqueline M. Bell

Address: 613 7th Avenue SW

Dyersville, IA 52040-1539

ACKNOWLEDGMENT

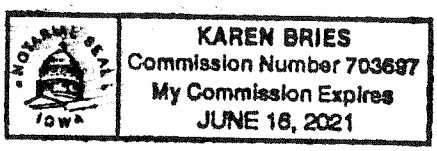
STATE OF Iowa :
SS.
COUNTY OF Dubuque :

On this 22 day of October, 2020 before me a Notary Public, duly commissioned and qualified in and for said county and state, personally came Terry J. Bell and acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said company.

WITNESS my hand and official seal at Fidelity Bank, in said county and state, the date aforesaid.

Karen Bries
Notary Public

My Commission Expires: June 16, 2021
(SEAL)



ACKNOWLEDGMENT

STATE OF Iowa :
SS.
COUNTY OF Dubuque :

On this 22 day of October, 2020 before me a Notary Public, duly commissioned and qualified in and for said county and state, personally came Jacqueline M. Bell and acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said company.

WITNESS my hand and official seal at Fidelity Bank, in said county and state, the date aforesaid.

Karen Bries
Notary Public

My Commission Expires: June 16, 2021
(SEAL)

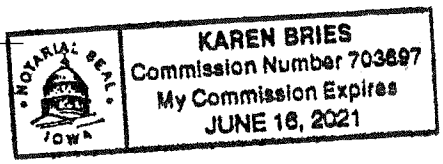


EXHIBIT "A"

SECTION 9, TOWNSHIP 87 NORTH, RANGE 3 WEST
148 ACRES IN THE SE/4 EX PARCEL F
DELAWARE COUNTY, IOWA

