Book 2022 Page 903
Document 2022 903 Type 03 006 Pages 3
Date 3/21/2022 Time 9:49:38AM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Interstate Power and Light Company – Michelle Yun 4902 N. Biltmore Lane Madison, WI 53718 (319) 786-4768
Return To: Jennifer Ackerson, Mi-Tech Services, Inc. 11201 Aurora Ave., Urbandale, IA 50322 515-326-5965
SPACE ABOVE THIS LINE FOR RECORDER

ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **R. Simon Investments, LLC** ("Grantor(s)"), ADDRESS: **935 E. Main St., Manchester, Iowa** do(es) hereby arrant 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 underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the "*Line*" or "*Lines*") for transmitting electricity, communications and all corporate purposes of Grantee 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, and across the following described lands located in the County of **Delaware**, and the State of Iowa:

See Attached Exhibit A, page 3

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 obstructions on the property described above.

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 the Line or Lines.

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 Line or Lines now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, 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, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this 23rd day of February, 2022.

GRANTOR(S):
R. Simon Investments, LLC

By: _____
Kevin Hoefer

By: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa)
COUNTY OF Delaware) ss:

On this 23rd day of February AD. 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared

Kevin Hoefer

_____

_____

_____ 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)

Jennifer Ackerson
(Print/type name)

Notary Public in and for the State of Iowa

My Commission Expires: 3-9-23

CAPACITY CLAIMED BY SIGNER

_____ 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):
R. Simon Investments, LLC

_____

NOTARIAL SEAL IOWA
JENNIFER ACKERSON
Commission Number 803198
My Commission Expires
March 09, 2023

EXHIBIT 'A'

Easement Legal Description.

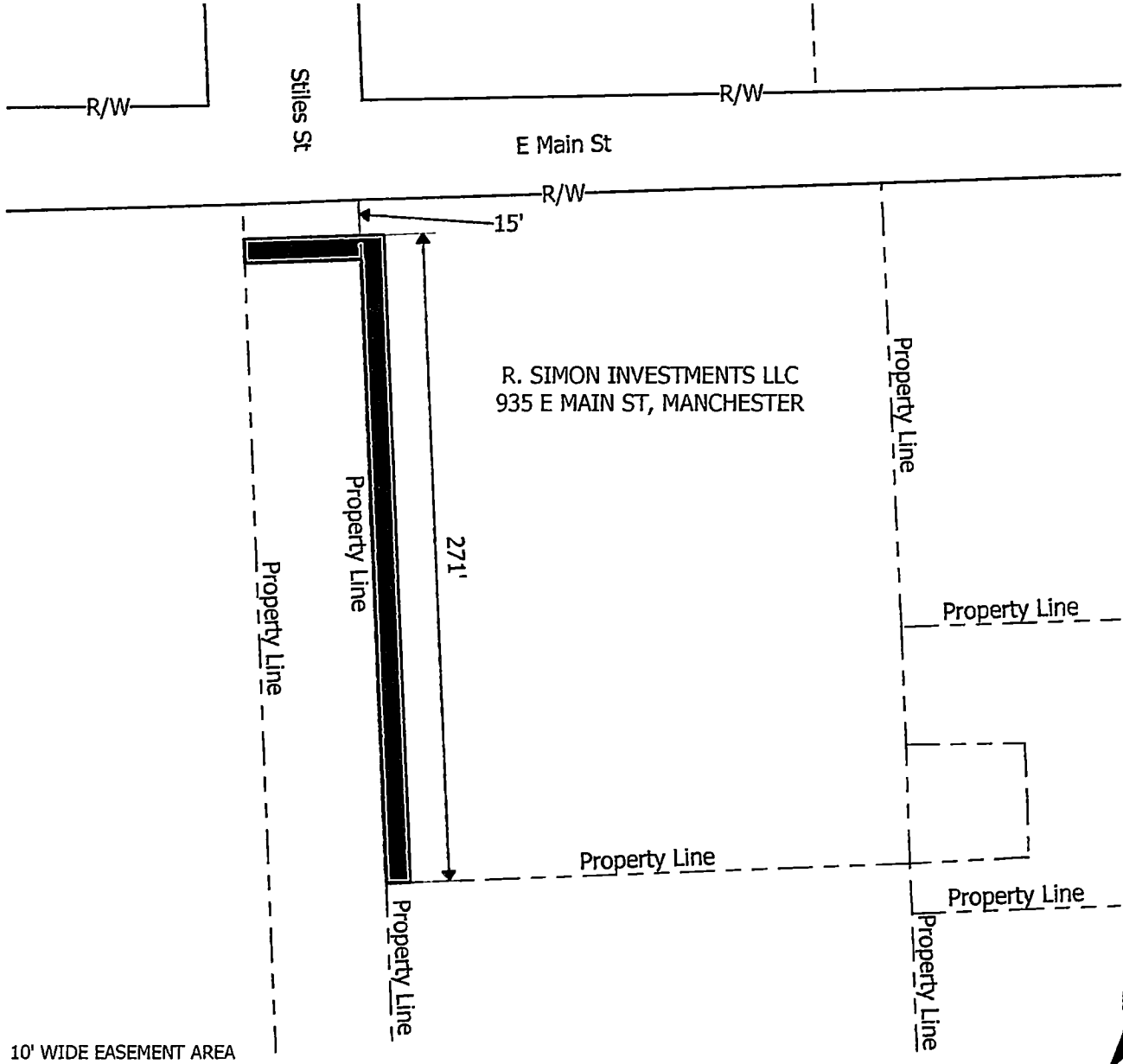
Easement area being a strip of land 10 feet in width, being 5 feet each side of the centerline of facilities, or extensions thereof, commencing 20 feet South of the Northwest corner of Lot 8 of Bailey Drive Estates, adjacent to the East Main Street; thence East 58 feet; thence South 271 feet to Point of Terminus on Grantor's property described below and more particularly described by placement of the facilities at the time of construction on or adjacent to the following described property.

Grantor's Parcel:

Lot 8 of Bailey Drive Estates AND That part of the NE 1/4 of the NW 1/4 of Section 33, Township 89 North, Range 5 West of the 5th P.M., described as commencing at a point 480 feet West of the Northeast corner of said NE 1/4 of the NW 1/4; thence West 220 feet; thence South 285 feet; thence East 220 feet; thence North 285 feet to the Point of Beginning, all in the City of Manchester, Delaware County, Iowa.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD.

ALL IN PARCEL 641331202500 & 631331000500 DESCRIBED BELOW



DRAFTED BY: MI-TECH SERVICES, INC
NJC

NOT TO SCALE
ALLIANT #4251462