

BK: 2023 PG: 1139
Recorded: 5/23/2023 at 2:55:03.0 PM
Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by and return to: Jill Ingraham 515-242-4070
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 657 DES MOINES, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY
UNDERGROUND ELECTRIC EASEMENT**

Folder No.	<u>119740</u>	State of	<u>Iowa</u>
Work Req. No.	<u>DR2962846X</u>	County of	<u>MADISON</u>
Project No.	<u>A1145</u>	Section	<u>12</u>
		Township	<u>77</u> North
		Range	<u>28</u> West of the 5 th P.M.

1. For and in consideration of the sum of One and no/100---Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **Scenic Ridge Holdings, LLC, an Iowa limited liability company**, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "Facilities") under and on the surface of the ground, through and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Lots 1, 3, 4, and 5, Scenic Ridge, an Official Plat, now included in and forming a part of Madison County, Iowa.

EASEMENT AREA:

An underground electric easement described as follows:

Said easement area is generally depicted on Exhibit "A", attached hereto and made a part hereof.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper operation and maintenance of said Facilities and equipment.

3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants or other objects on the Easement Area described above or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities.

4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

5. Additionally, when Grantor provides or installs duct/conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.

6. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless the Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

7. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter of dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

8. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, voluntarily gives up any right to this protection for this property with respect to claims based upon this easement.

9. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Acknowledgements on following page)

Dated this 17 day of May, 2023

Scenic Ridge Holdings, LLC, an Iowa limited liability company

Signed: [Signature]

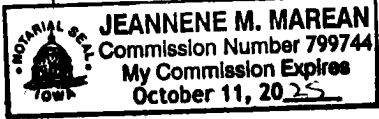
Printed: Marc McCartney

Title: Pres.

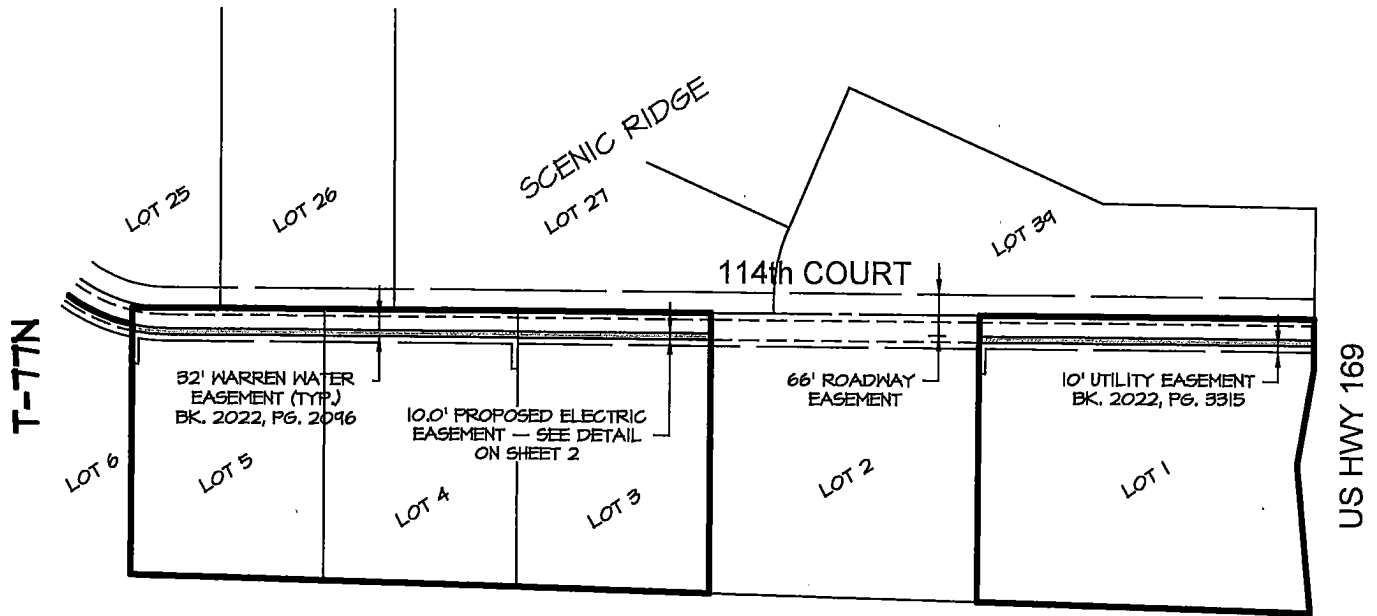
ACKNOWLEDGMENT

STATE OF Iowa)
COUNTY OF Dallas) ss

This record was acknowledged before me on May 17th, 2023,
by Marc McCartney as President of
Scenic Ridge Holdings, LLC, an Iowa limited liability company on behalf of said company.

[Signature]


R-28W



EASEMENT AREA
0.34± ACRES

NORTH



0' 300'

LEGEND

- PARCEL BOUNDARY LINE
- SECTION, 1/4 SECTION, & LOT LINE
- 1/4, 1/4 SECTION LINE
- ELECTRIC EASEMENT
- LAND CORNER

NOTE: SEE SHEET 2 OF 2 FOR PROPERTY & EASEMENT DESCRIPTIONS

DRAWN BY: AAW OWNER(S): SCENIC RIDGE HOLDINGS LLC

CHECKED: PJS

APPROVED:

DATE: 05-05-2023

SCALE: 1" = 300'

APPROVED:

MADISON COUNTY
SECTION 12, T-77N,
R-28W



EXHIBIT "A"
SHEET 1 OF 2

TRACT NO.
MAD-SRH-001

PROPERTY DESCRIPTION

LOTS 1, 3, 4, AND 5, SCENIC RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY, IOWA.

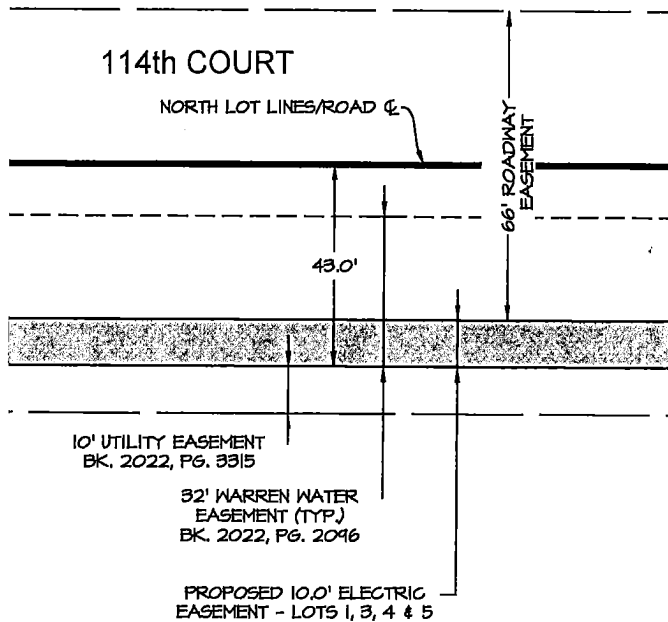
ELECTRIC EASEMENT DESCRIPTION

THE SOUTH 10.0 FEET OF THE NORTH 43.0 FEET OF LOTS 1, 3, AND 4, SCENIC RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY, IOWA,

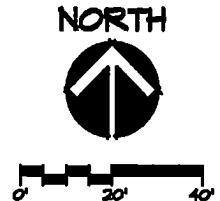
AND,

THAT PORTION OF THE SOUTHERLY 10.0 FEET OF THE NORTHERLY 43.0 FEET AS MEASURED FROM THE CENTERLINE OF 114TH COURT THAT LIES WITHIN LOT 5 IN SAID SCENIC RIDGE.

SAID EASEMENT CONTAINS 0.34 ACRE, MORE OR LESS.



EASEMENT DETAIL
SCALE: 1" = 40'



<table border="1"> <tr> <td>DRAWN BY:</td> <td>AAW</td> </tr> <tr> <td>CHECKED:</td> <td>PJS</td> </tr> <tr> <td>APPROVED:</td> <td></td> </tr> <tr> <td>DATE:</td> <td>05-05-2023</td> </tr> <tr> <td>SCALE:</td> <td>1" = 40'</td> </tr> <tr> <td>APPROVED:</td> <td></td> </tr> </table>	DRAWN BY:	AAW	CHECKED:	PJS	APPROVED:		DATE:	05-05-2023	SCALE:	1" = 40'	APPROVED:		OWNER(S): SCENIC RIDGE HOLDINGS LLC MADISON COUNTY SECTION 12, T-77N, R-28W		EXHIBIT "A" SHEET 2 OF 2	TRACT NO. MAD-SRH-001
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