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Book 2023 Page 3135 Type 06 001 Pages 3

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Rec Amt \$17.00

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SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Return to:

Prepared by:

Vantage Point Solutions on behalf of

Interstate Cablevision LLC

608 E Congress St.

Nora Springs, IA 50458

605 995 1755

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, (Whether one or more) **Charles C. & Mary E. Koger of 1412 Tree Line Court Van Meter, IA 50261** do hereby grant and convey to INTERSTATE CABLEVISION LLC of Nora Springs, Iowa, 50458 and to its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such underground facilities as Interstate Cablevision may require for the provisioning of communications services upon, over, under and across the following described land which Grantor(s) own or in which Grantor(s) have any interest, situated in the County of Madison County, Iowa, and more particularly described as follows:

Lot Twenty-four (24) of Phase 2, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "F", located therein, containing 0.12 acres, as shown in Plat of Survey filed in Book 2014, Page 1968 on August 8, 2014, in the Office of the Recorder of Madison County, Iowa

Interstate Cablevision shall have the right of ingress and egress over and across the land of the Grantor(s) to and from the above-described property for the above-described purposes. Interstate Cablevision shall be responsible for all damage caused to Grantor(s) arising from Interstate Cablevision's exercise of the rights and privileges granted herein, including crop damage.

The Grantor and their Tenant shall be held harmless if facilities are accidentally damaged while performing generally accepted property maintenance by the Grantor or their Tenant as long as facilities are located per Iowa One Call laws. Said hold harmless does not extend to contractors hired by Grantor or Grantee.

Grantor(s) reserve the right to occupy, use, and cultivate the land subject to this Easement for all purposes not inconsistent with, nor interfering with, the rights granted herein.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

The undersigned agree that all fiber optic cables, pedestals, and associated facilities necessary for provisioning of communications services, installed on the above-described premises at Interstate Cablevision's expense shall remain the property of Interstate Cablevision, removable at the option of Interstate Cablevision. When possible, Interstate Cablevision's facilities will be placed in the fence line and/or on the right-of-way line. If pedestals are needed, they will stand approximately four (4) feet above the ground and will not interfere with the cultivation of the land.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:
IN WITNESS WHEREOF, the undersigned have executed this Easement on October 10th
(month and date), 20 23.

Charles C. Koger Mary E. Koger
(Representative of Charles C. & Mary E. Koger)

STATE OF IOWA

COUNTY OF Madison

ON this 10th day of October, 20 23,

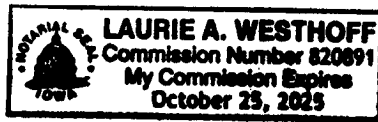
before me, _____, the undersigned officer, personally

appeared Charles C. Koger & Mary E. Koger known to me (or described in, and who executed the within instrument and acknowledge to me that he (or they) execute the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires:

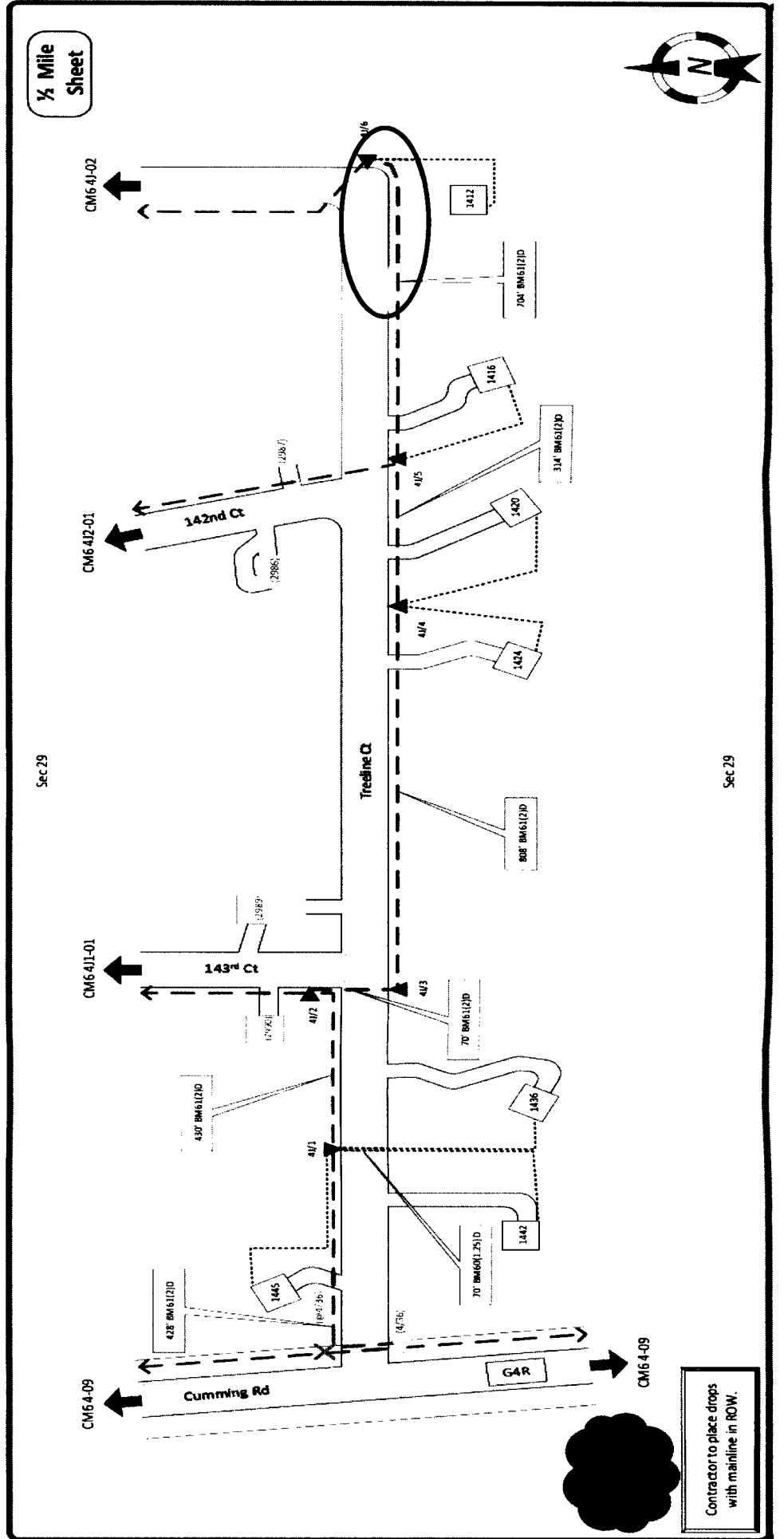
Laurie Westhoff
Notary Public



Charles C. & Mary E.
Koger

Exhibit A

Interstate Cablevision LLC
608 E Congress St.
Nora Springs, IA 50458



1/4 Mile Sheet



Sec 29

Sec 29

Contractor to place drops with mainline in ROW.