

BK: 2025 PG: 2002  
Recorded: 7/31/2025 at 1:24:35.0 PM  
Pages 4  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared By: Heather Dee - Interstate Power and Light Company - PO Box 351 - Cedar Rapids, IA 52406 (319) 786-4514  
Return To: Jaden Welch - JCG Land Services, Inc. - 1715 South G Avenue - Nevada, IA 50201 (515) 382-1698  
SAVE ABOVE THIS LINE FOR RECORDER

## **GAS REGULATOR SITE EASEMENT**

For and in consideration of the sum of One dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **Don Ver Steeg, surviving spouse of Donna Ver Steeg "Grantor(s)", ADDRESS 2988 Valleyview Avenue, Truro, Iowa 50257** 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, operate, repair, patrol and remove a gas regulator station consisting of pipe, valves, regulators, meters, appurtenances, structures, fences and other necessary fixtures, equipment and construction for the transmission, distribution, regulation and measurement of natural gas, steam, other substances and all Corporate 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 Madison, and the State of Iowa:

See Exhibits A & B, attached hereto and made a part hereof.

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, operation, repair, use of, or which in falling might contact said regulator site.

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 said regulator site, over/under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, operating, patrolling, repairing and removing said regulator site, 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, patrolling or repairing said regulator site.

Signed this 31 day of July, 2025

**GRANTOR(S):**

By:   
Don Ver Steeg

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa  
COUNTY OF Madison ss:

On this 31 day of July, AD. 2025, before me,  
the undersigned, a Notary Public in and for said State, personally  
appeared

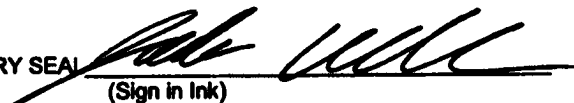
Don Ver Steeg

X 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)

Jaden Welch  
(Print/type name)

Notary Public in and for the State of Iowa

**CAPACITY CLAIMED BY SIGNER**

X INDIVIDUAL  
\_\_\_\_ CORPORATE  
Title(s) of Corporate Officers(s):  
\_\_\_\_\_  
\_\_\_\_\_

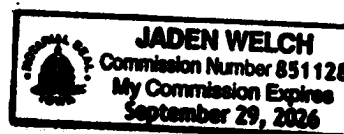
\_\_\_\_ N/A  
\_\_\_\_ Corporate Seal is affixed  
\_\_\_\_ No Corporate Seal procured

\_\_\_\_ 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):

Self

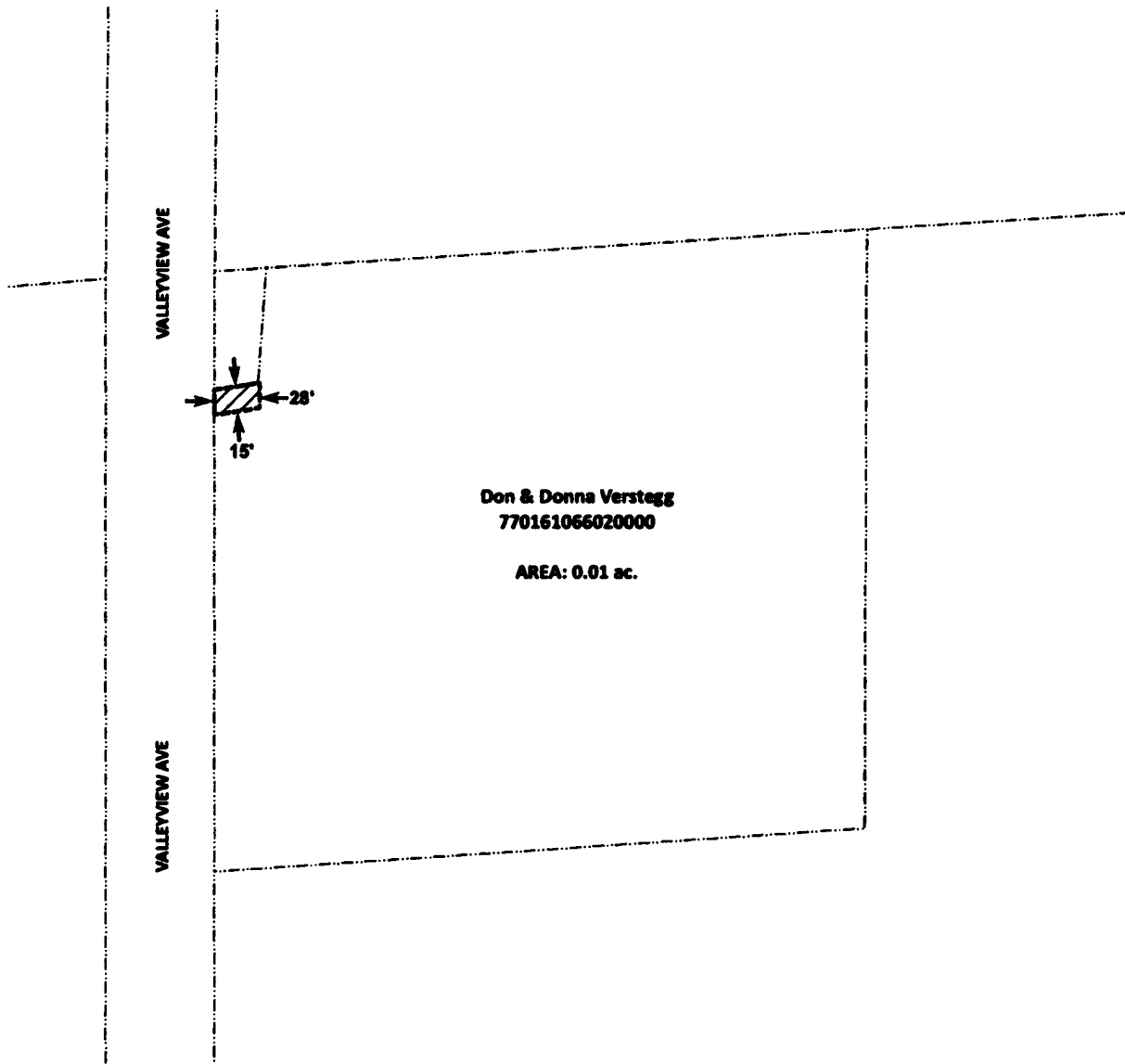


### **Exhibit A**

The easement area being Fifteen (15) feet in width, being more particularly described on the attached Exhibit "B", of the following-described real estate.

A part of the South Half (S½) of the Southwest Quarter (SW¼) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Iowa, described as follows: Beginning at the Northwest Corner of the said South Half (S½) of the Southwest Quarter (SW¼) thence East 33 feet; thence South 75 feet; thence East 25 feet; thence North 75 feet; thence East 383 feet; thence South 353 feet; thence West 415.0 feet; thence North 357.0 feet to the point of beginning, subject to road easement along the west side thereof and subject to pipeline easement and containing 3.34 acres, more or less.

**EXHIBIT B**  
**A PART OF THE SW 1/4 SW 1/4**  
**SEC 10-T74N-R26W**  
**MADISON COUNTY, IOWA**



0 37.5 75 150  
SCALE IN FEET

JCG LAND SERVICES, INC.  
1715 SOUTH G AVENUE  
NEVADA, IOWA 50201  
(515) 382-1698



[www.jcgland.com](http://www.jcgland.com)

DRAWN: WATSON

TRURO GS ODORIZER

SCALE: 1" = 100'

DATE: 7/23/2025

PROPERTY LINE

EASEMENT AREA

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

EXHIBIT NOT TO SCALE