

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

Prepared by and return to: Brian Knights, MidAmerican Energy Company, Right of Way Services  
P.O. Box 657, Des Moines, Iowa 50303

**MIDAMERICAN ENERGY COMPANY  
OPTION FOR ELECTRIC LINE EASEMENT (Overhang Only)**

Tract No. MD-005-R042

State of Iowa, County of Madison

Legal Description: N 1/2 SE 1/4 Section 16-77-26

Project No. 32162

**OPTION AND EASEMENT**

The undersigned owner(s), Everett L. Kenoyer and Sheri S. Kenoyer, husband and wife, and the undersigned tenant(s), (none), collectively and individually, hereinafter referred to as "Grantor", in consideration of the sum of one thousand eight hundred dollars (\$1,800.00) receipt of which is hereby acknowledged, grant to **MIDAMERICAN ENERGY COMPANY**, an Iowa corporation, its successors and assigns, hereinafter referred to as "Company", the right, for and during the period of twenty-four (24) months from the date hereof, to acquire for the further consideration of seven thousand two hundred dollars (\$7,200.00), hereinafter referred to as an "Option", upon exercise of said Option and as hereinafter agreed to, a perpetual right-of-way easement upon, over, under, across; and along the land situated in the County of Madison, State of Iowa, and as more specifically described and shown on the attached Exhibit A, and by this reference made a part hereof.

This right of way grant is for the purposes of constructing, reconstructing, patrolling, operating, maintaining and removing electric lines to be located on said premises, wires, and other appurtenances (**BUT INCLUDING NO RIGHT OR PRIVILEGE TO PLACE PERMANENT POLES, TOWERS OR OTHER STRUCTURES IN CONTACT WITH THE EARTH WITHIN THE PREMISES DESCRIBED**), for the transmission and distribution of electric energy and communications, together with the power to extend to any other party the right to use, jointly with the Company, any structure placed pursuant to the terms hereof, such lines to form a part of an electric transmission and distribution system.

**AGREEMENT UNDER IOWA CODE SECTION 478.20**

The undersigned owner(s), Everett L. Kenoyer and Sheri S. Kenoyer, husband and wife, hereby acknowledge that Iowa Code Section 478.20, provides as follows:

478.20 Distance from Buildings

No transmission line shall be constructed, except by agreement, within one hundred feet of any dwelling, house or other building, except where said line crosses or passes along a public highway or is located alongside or parallel with the right of way of any railway company. In addition to the foregoing, each person, company, or corporation shall conform to any other rules, regulations, or specifications established by the utilities board, in the construction, operation, or maintenance of such lines.

Notwithstanding the provisions of Iowa Code Section 478.20, the owners hereby expressly agree and consent to the construction of the transmission line identified in the easement attached hereto across their property which transmission line is, or may be, located within one hundred feet of a dwelling, house or other building.

Signed, sealed and delivered this 19<sup>th</sup> day of July, 2005.

Everett L. Kenoyer Sr.                      Sheri S. Kenoyer  
Everett L. Kenoyer                      Sheri S. Kenoyer

ACKNOWLEDGEMENT

STATE OF IOWA    )  
                                  ) SS.  
COUNTY OF Madison)

I, Brian Knights, a Notary Public in and for said State do hereby certify that Everett L. Kenoyer and Sheri S. Kenoyer personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of July, 2005.



Brian Knights  
Notary Public in and for said State



Company shall have the irrevocable right, commencing upon the date of the exercise of this Option, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to trim or remove any trees or other vegetation growing in said easement area which, in the judgment of Company, may interfere with or endanger said electric lines; to install access gates to said easement area in the fences on the property of Grantor, and of ingress and egress over said land.

Damages to fences, livestock, crops or other property of Grantor, their successors and assigns, by Company while exercising any of the rights granted herein shall be paid by Company to the party damaged.

Subject to the rights of Company hereunder, Grantor shall have the right to cultivate, use and occupy the easement area hereinbefore described except that no structure or object, permanent or temporary, shall be erected, no wells shall be drilled, no storage of materials of any kind, nor shall any ground elevation changes be made, on said easement area without the written consent of Company, that no brush or other inflammable materials shall be deposited or accumulated or burned upon said easement area, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board or its successor.

Upon exercise of the Option, all the foregoing provisions shall constitute the easement granted to the Company by Grantor.

## **LICENSE**

During the period of the Option granted herein, Company shall have the irrevocable right, commencing upon the date of the execution of this instrument, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim and spray any trees and shrubs growing in or adjacent to the above-described easement area as may be necessary, in the judgment of Company, to conduct the aforementioned surveys and investigations; and of ingress and egress over said land of Grantor.

Damages to fences, livestock, crops or other property of Grantor, their successors and assigns, by Company while exercising any of the rights granted herein shall be paid by Company to the party damaged.

Subject to the rights of Company hereunder, Grantor shall have the right to cultivate, use and occupy the easement area hereinbefore described except that no structure or object, permanent or temporary, shall be erected, no wells shall be drilled, no storage of materials of any kind, nor shall any ground elevation changes be made, on said easement area without the written consent of Company, that no brush or other inflammable materials shall be deposited or accumulated or burned upon said easement area, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board or its successor.

**EXTENSION OF OPTION**

The Company shall have the right, at the sole option of the Company, to extend the herein granted Option for a period of six months; said extension shall commence immediately upon expiration of the original Option. Consideration for said extension shall be Five Hundred Dollars (\$500.00), and shall be payable at the time of such extension.

**EXERCISE OF OPTION**

The Option granted herein shall be deemed exercised by Company, and the easement rights agreed upon herein shall be deemed granted, upon the recording of a Notice of Exercise of Option in the office of the Recorder of Deeds in the county in which the property is situated. A copy of the Notice of Exercise of Option shall be deposited in the United States mail in a prepaid sealed envelope addressed to Grantor at their last known address. A check, payable to Grantor in the amount of the further consideration stated above, shall accompany the Notice of Exercise of Option to the Grantor first above named.

**TERMINATION OF OPTION**

If the Company shall not elect to exercise the Option herein, or shall fail to exercise same within the time(s) hereinbefore provided, the Option shall terminate without further action and all rights granted hereunder shall become null and void.

It is mutually understood and agreed that this instrument covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signed, sealed and delivered this 19<sup>th</sup> day of July, 2005.

GRANTOR/OWNER:

Everett L. Kenoyer Sr.  
Everett L. Kenoyer

Sheri S. Kenoyer  
Sheri S. Kenoyer

GRANTOR/TENANT:

(none)

ACKNOWLEDGMENT

STATE OF Iowa )  
COUNTY OF Madison )<sup>ss</sup>

On this 19<sup>th</sup> day of July 2005, before me, a Notary Public, personally appeared Everett L. Kenoyer and Sheri S. Kenoyer, to me known to be the persons who are named in and who executed the foregoing instrument, and acknowledged that they executed the same as a voluntary act and deed.



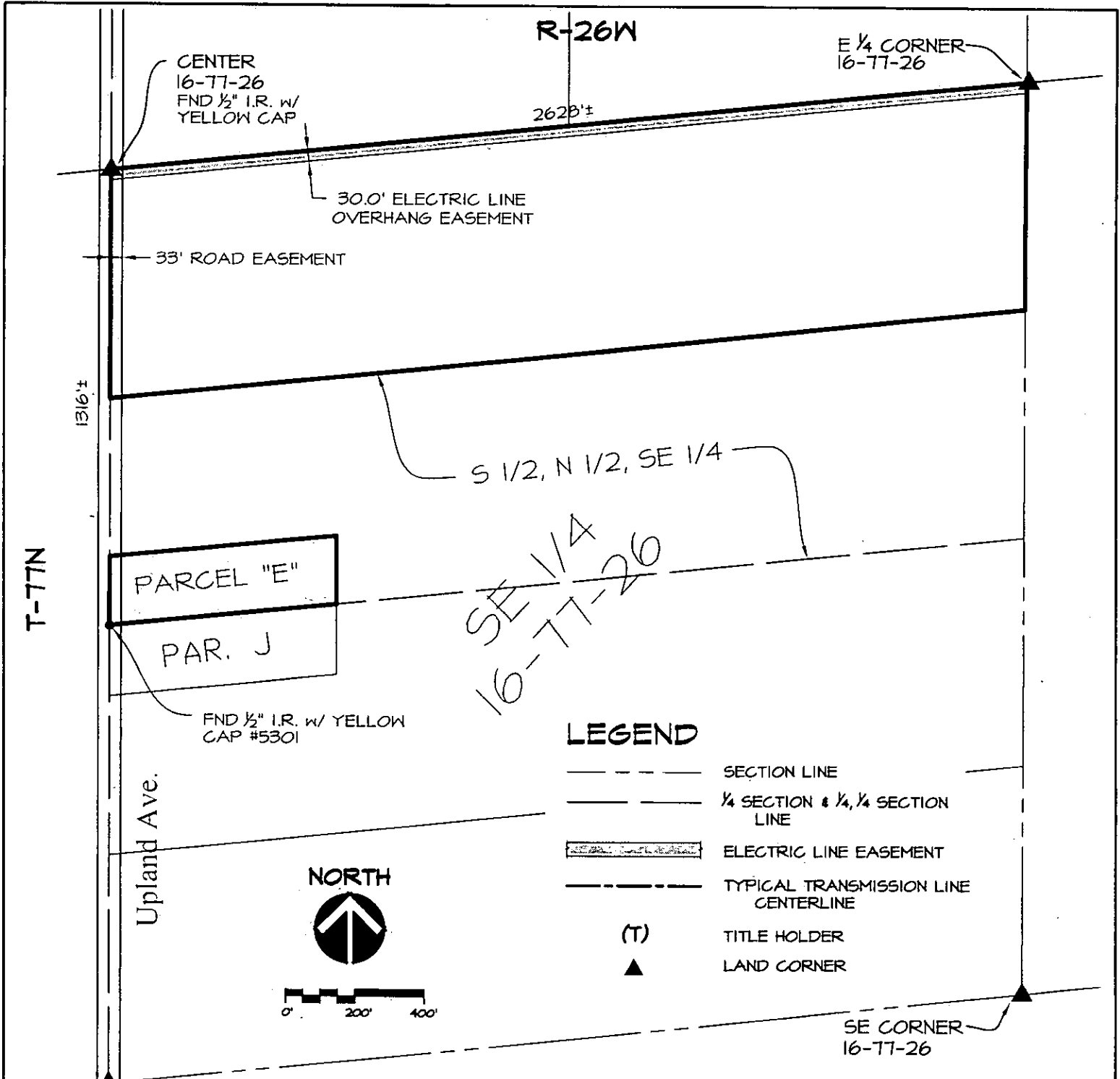
[Signature]  
Notary Public in and for said State

TENANT ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )<sup>ss</sup>

On this \_\_\_\_\_ day of \_\_\_\_\_ 2005, before me, a Notary Public, personally appeared \_\_\_\_\_, to me known to be the person who is named in and who executed the foregoing instrument, and acknowledged that he executed the same as a voluntary act and deed.

[Signature]  
Notary Public in and for said State



**OWNERS**  
 EVERETT L. KENOYER (T)  
 SHERI S. KENOYER (T)

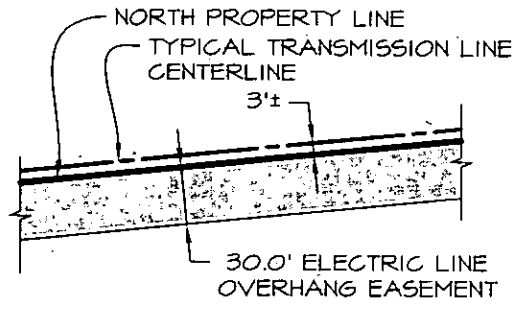
**PROPERTY LEGAL DESCRIPTION**

THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SIXTEEN (16) TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA,

LESS AND EXCEPT, THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT PARCEL "E", LOCATED IN THAT PART OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 3, PAGE 93 ON AUGUST 19, 1997 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

**ELECTRIC LINE OVERHANG EASEMENT LEGAL DESCRIPTION**

THE NORTH 30.0 FEET OF THE N 1/2 OF THE SE 1/4 OF SECTION 16, T-77N, R-26W OF THE 5TH P.M., MADISON COUNTY, IOWA. SAID EASEMENT CONTAINS 1.800 ACRES, MORE OR LESS, IN ADDITION TO EXISTING ROAD EASEMENT.



**EASEMENT DETAIL**  
 SCALE: 1" = 100'

MIDAMERICAN ENERGY COMPANY	
MADISON COUNTY SECTION 16, T-77N, R-26W	
DRAWN BY: MMD	DATE: 6-03-05
CHECKED: PJS	SCALE: 1" = 400'
APPROVED:	APPROVED:
<b>EXHIBIT "A"</b> SHEET 1 OF 1	TRACT NO. MD-005.R042 BN TRANS