REAL ESTATE TRANSFER TAX
—61—
27 FEB 80
2-27-80
$045.10 TRANSFER FEE PAID

AUG FEB 25 '80

Parcel No. 61-54
Job No. _____
Draft No. _____

County Madison
Township 74 North
Range 27 West of the 5th P.M.
Section 27

TRANSMISSION LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

The Undersigned Owners, Russell D. Richards and Joan C. Richards and the undersigned Tenant, _____ (hereinafter called the Grantor(s), in consideration of the sum of One Dollar and other valuable considerations in hand paid, do hereby grant to Iowa Power and Light Company, an Iowa Corporation, (hereinafter called the Grantee,) the perpetual right and easement to construct, reconstruct, repair, maintain, operate, inspect, patrol and remove a line of towers or poles for the transmission and supply of electric current, with wires and cables upon and from the same and all necessary foundations, anchors, guys, braces, fittings, equipment and appurtenances and such culverts, bridges, and ways of access as may be reasonably necessary for the convenient construction, reconstruction, repair, maintenance, operation, inspection, patrolling and removal of said line over, along, across and under the following described property situated in Madison County, Iowa, to-wit:

A strip of land 150 feet in width across the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the North 14 Acres of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and the Northeast Quarter (NE¼) of Section 27, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa.

The center line of the easement shall be fixed precisely by the location of the center line of the transmission facilities as actually constructed, and the easement shall be limited to a continous strip of land one hundred fifty (150) feet in width, said strip being seventy-five (75) feet on each side of the center line of the transmission line structures.

Consideration for this easement is $42,147.81.

The Grantor(s) warrants and covenants unto Grantee that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above described land and has full right and authority to validly grant this easement, and that Grantee may quietly enjoy the premises.

Grantee is given the right to trim, cut and clear away any trees, limbs and brush, whether located on the above described easement property or adjacent to and overhanging the same, and the right to remove from the above described easement property any obstruction, including buildings, inflammable

IND. ✓
REC. ✓
PAGE ✓

Compared

STATE OF IOWA, MADISON COUNTY, ss.

Inst. No. 1423 Filed for Record this 27 day of February 19 80 at 4:00 PM
Book 112 Page 777 Recording Fee $6.00 Mary E. Welty, Recorder, By Shirley L. Henry Deputy

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materials, brush, structures of any kind or other obstructions wherever in its judgment such will interfere with or endanger the construction, operation or maintenance of said line, and to renew, replace, and to otherwise change the lines and any part thereof and all appurtenances thereto and the location thereof within the easement property; and to pass along the easement property. The Grantee may erect and use gates in all fences which cross or which shall hereafter cross the route of said line.

In consideration of such grant, Grantee agrees that it will repair or pay for any damages which may be caused to crops, fences or other property of the undersigned by the construction, operation, maintenance, inspection, patrolling or removal of said line. Grantor(s) covenants that no act will be permitted within the easement property which is inconsistent with the rights hereby granted; that no building or structures will be erected upon said property and that the present grade or ground level thereof will not be changed by execavation or filling.

This agreement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Dated this 12th day of February, 1980.

Russel D Richards — Peru Iowa

Joan C Richards — Peru Iowa

ACKNOWLEDGMENT

STATE OF Iowa)
) ss
COUNTY OF Clarke)

On this 12th day of February, A.D., 1980, before me, a Notary Public in and for said County and State, personally appeared Russel D. Richards and Joan C. Richards

to me known to be the person(s) who is (or are) named in and who executed the foregoing instrument, and acknowledged that ___ he ___ they executed the same as their voluntary act and deed.

Kathy Kooiker
Notary Public in and for said County and State

KATHY KOOIKER