



Document 2016 401

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

W ✓

This Instrument was Prepared By and
Upon Recordation Return to:

Allissa L. Sims
Kutak Rock LLP
234 E. Millsap Rd., Suite 200
Fayetteville, AR 72703
(479) 973-4200

MEMORANDUM OF ASSIGNMENT OF EASEMENTS

This MEMORANDUM OF ASSIGNMENT OF EASEMENTS ("Memorandum") is made and recorded at the request of Windstream Holdings, Inc., a Delaware corporation ("WHI"); Windstream Services, LLC, a Delaware limited liability company ("Windstream"); Windstream Iowa Communications, LLC, a Delaware limited liability company, and Windstream Montezuma, LLC, an Iowa limited liability company ("Windstream Subsidiaries"); and CSL Iowa System, LLC, a Delaware limited liability company, whose mailing address is 10802 Executive Center Drive, Benton Bldg., Suite 300, Little Rock, AR 72211 ("Assignee" and, together with WHI, Windstream, and Windstream Subsidiaries, the "Parties").

W I T N E S S E T H:

WHEREAS, WHI, Windstream, and Windstream Subsidiaries (collectively "Assignors") have assigned, conveyed, delivered, and transferred rights to certain easements and other rights-of way real estate interests ("Easements") in the State of Iowa to Assignee; and

WHEREAS, the Parties desire to memorialize the assignment and conveyance of the Easements to Assignee, pursuant to this Memorandum to be recorded among the real property records of this county.

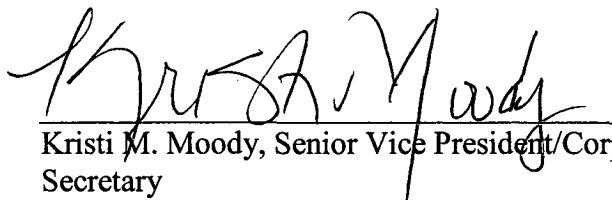
NOW THEREFORE, Assignors hereby acknowledge, affirm, and agree to the assignment and conveyance by Assignors to Assignee and hereby grant, bargain, sell, and convey all Assignors' right, title, and interest, if any, in the Easements on, along, across, and under certain real property located within this county, as more particularly described on Exhibit A, beginning on page number 3, attached hereto.

[Signature Page Follows]

EXECUTED and DELIVERED on January 8, 2016.

ASSIGNORS:

WINDSTREAM HOLDINGS, INC.,
WINDSTREAM SERVICES, LLC,
WINDSTREAM IOWA COMMUNICATIONS,
LLC, and
WINDSTREAM MONTEZUMA, LLC



Kristi M. Moody, Senior Vice President/Corporate
Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)SS.
COUNTY OF PULASKI)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named KRISTI M. MOODY, to me personally well-known or satisfactorily proven to be such person, who stated that she was the Senior Vice President/Corporate Secretary of WINDSTREAM HOLDINGS, INC., WINDSTREAM SERVICES, LLC, WINDSTREAM IOWA COMMUNICATIONS, LLC, and WINDSTREAM MONTEZUMA, LLC, and was duly authorized in her respective capacity to execute the foregoing instrument for and in the name and behalf of said companies, and further stated and acknowledged that she had so signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

8 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on January 8, 2016.

My Commission Expires:
7-9-2025



Notary Public

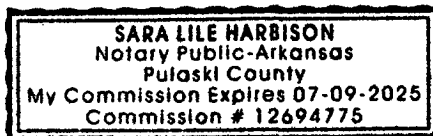


Exhibit A

Madison County, Iowa

1. Assignee Ref. No. E132-IA-4503

Easement recorded at Book 101, Page 126, Document Number 1188, recorded on September 21, 1970

-----, and more particularly described as follows:
A tract of land approximately 35 acres in area, located In town ^{AND $\frac{1}{4}$ mile South} miles in a ~~North~~
----- direction from Town of Macksburg, and further described as
being Lots 1, 2, 21 and 22, 1 Block 2, Kirkland Addition and S $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$
(Sec 9) and S $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ except 4.27 acres in the NE $\frac{1}{4}$ (Corner) of Sec 26.
all in Section 9-16, Township 74, Range 29, and to construct, reconstruct, operate
and maintain a buried telephone plant within the west 100 feet from the center
N, S, E or W
of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

2. Assignee Ref. No. E132-IA-4506

Easement recorded at Book 101, Page 127, Document Number 1189, recorded on September 21, 1970

A tract of land approximately 160 acres in area, located 2 miles in a South
----- direction from Town of Macksburg, and further described as
being E $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec 21 and E $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec 28

all in Section 21 & 28, Township 74, Range 29, and to construct, reconstruct, operate
and maintain a buried telephone plant within the West 100 feet from the center
N, S, E or W
of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

3. Assignee Ref. No. E132-IA-4508

Easement recorded at Book 127, Page 329, Document Number 446, recorded on August 27, 1990

A tract of land approximately 160 acres in area, located 1/2 miles in a EAST direction from Town of MACKSBURG, and further described as being

SW 1/4 OF THE SE 1/4 AND THE SW 1/4 EXCEPT THE SW 1/4 OF THE SW 1/4

all in Section 11, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the NORTH 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

4. Assignee Ref. No. E132-IA-4517

Easement recorded at Book 101, Page 129, Document Number 1191, recorded on September 21, 1970

A tract of land approximately 140 acres in area, located 3/4 miles in a North direction from Town of Macksburg, and further described as being (N 1/2 of NE of NE Sec 9) and (E 1/2 of SE 1/4 Sec 4) and (SE 1/4 of NE 1/4 Sec 4)

all in Section 9 & 4, Township 74, Range 29, and to construct, reconstruct, operate and maintain a buried telephone plant within the West 100 feet from the center N, S, E or W of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

5. Assignee Ref. No. E132-IA-4519

Easement recorded at Book 127, Page 330, Document Number 447, recorded on August 27, 1990

A tract of land approximately 238 acres in area, located 3 miles in a SOUTH direction from Town of MACKSBURG, and further described as being

SW 1/4

all in Section 34, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the EAST 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

6. Assignee Ref. No. E132-IA-4521

Easement recorded at Book 101, Page 130, Document Number 1192, recorded on September 21, 1970

A tract of land approximately 52 acres in area, located IN ~~North~~
~~North~~ direction from Town of Macksburg, and further described as
being E 1/2 of SE 1/4, except 19.11 acres town and 8.59 acres Central Part.

all in Section 9, Township 74, Range 29, and to construct, reconstruct, operate
and maintain a buried telephone plant within the West 100 feet from the center
N, S, E or W
of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

7. Assignee Ref. No. E132-IA-4522

Easement recorded at Book 127, Page 331, Document Number 448, recorded on August 27, 1990

A tract of land approximately 160 acres in area, located 4 1/2 miles in a EAST
direction from Town of MACKSBURG, and further described as being

NW 1/2

all in Section 16, Township 74N, Range 28W, and to construct, reconstruct, operate and
maintain a buried telephone plant within the NORTH 1100 feet from the center of the road on the
N, E, S, W
above described land and/or in, upon or under all streets, roads or highways abutting said lands.

8. Assignee Ref. No. E132-IA-4523

Easement recorded at Book 127, Page 332, Document Number 449, recorded on August 27, 1990

A tract of land approximately 40 acres in area, located 6 miles in a EAST direction from Town of
MACKSBURG, and further described as being

SE 1/4 OF THE SE 1/4

all in Section 10, Township 74N, Range 28W, and to construct, reconstruct, operate and maintain a
buried telephone plant within the NORTH 250 feet from the center of the road on the above described
land and/or in, upon or under all streets, roads or highways abutting said lands.

9. Assignee Ref. No. E132-IA-4524

Easement recorded at Book 127, Page 333, Document Number 450, recorded on August 27, 1990

A tract of land approximately 160 acres in area, located 6 1/2 miles in a EAST direction from Town of MACKSBURG, and further described as being

SW 1/4

all in Section 11, Township 74N, Range 28W, and to construct, reconstruct, operate and maintain a buried telephone plant within the NORTH 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

10. Assignee Ref. No. E132-IA-4525

Easement recorded at Book 127, Page 334, Document Number 451, recorded on August 27, 1990

A tract of land approximately 29 acres in area, located 6 miles in a EAST direction from Town of MACKSBURG, and further described as being

SW 1/4 OF THE SE 1/4

all in Section 10, Township 74N, Range 28W, and to construct, reconstruct, operate and maintain a buried telephone plant within the NORTH 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

11. Assignee Ref. No. E132-IA-4526

Easement recorded at Book 127, Page 336, Document Number 453, recorded on August 27, 1990

A tract of land approximately 73 acres in area, located 1 1/2 miles in a SOUTH direction from Town of MACKSBURG, and further described as being

NORTH 1/2 OF THE NW 1/4

all in Section 27, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the EAST 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

12. Assignee Ref. No. E132-IA-4527

Easement recorded at Book 127, Page 337, Document Number 454, recorded on August 27, 1990

A tract of land approximately 40 acres in area, located 5 miles in a EAST direction from Town of MACKSBURG, and further described as being

SW 1/4 OF THE SW 1/4

all in Section 10, Township 74N, Range 28W, and to construct, reconstruct, operate and maintain a buried telephone plant within the NORTH 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

13. Assignee Ref. No. E132-IA-4529

Easement recorded at Book 127, Page 335, Document Number 452, recorded on August 27, 1990

A tract of land approximately 40 acres in area, located 5 miles in a EAST direction from Town of MACKSBURG, and further described as being

SE 1/4 OF THE SE 1/4

all in Section 9, Township 74N, Range 28W, and to construct, reconstruct, operate and maintain a buried telephone plant within the NORTH 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

14. Assignee Ref. No. E132-IA-4531

Easement recorded at Book 127, Page 338, Document Number 455, recorded on August 27, 1990

A tract of land approximately 40 acres in area, located 4 miles in a SOUTH direction from Town of MACKSBURG, and further described as being

SE 1/4 OF THE SE 1/4

all in Section 33, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the WEST 250 feet from the center of the road on the N, E, S, W above described land and/or in, upon or under all streets, roads or highways abutting said lands.

15. Assignee Ref. No. E132-IA-4533

Easement recorded at Book 127, Page 339, Document Number 456, recorded on August 27, 1990

A tract of land approximately 80 acres in area, located 2 miles in a SOUTH direction from Town of MACKSBURG, and further described as being

NORTH 1/2 OF THE SW 1/4

all in Section 27, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the EAST 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

16. Assignee Ref. No. E132-IA-4535

Easement recorded at Book 127, Page 340, Document Number 457, recorded on August 27, 1990

A tract of land approximately 80 acres in area, located 2 1/2 miles in a SOUTH direction from Town of MACKSBURG, and further described as being

NORTH 1/2 OF THE NW 1/4

all in Section 34, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the EAST 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

17. Assignee Ref. No. E132-IA-4536

Easement recorded at Book 127, Page 341, Document Number 458, recorded on August 27, 1990

A tract of land approximately 80 acres in area, located 2 1/2 miles in a SOUTH direction from Town of MACKSBURG, and further described as being

SOUTH 1/2 OF THE SW 1/4

all in Section 27, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the EAST 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

18. Assignee Ref. No. E132-IA-4538

Easement recorded at Book 101, Page 132, Document Number 1194, recorded on September 21, 1970

A tract of land approximately 40 acres in area, located 2 miles in a South direction from Town of Macksburg, and further described as being NE 1/4 of SE 1/4

all in Section 16, Township 74, Range 29, and to construct, reconstruct, operate and maintain a buried telephone plant within the West 100 feet from the center N, S, E or W of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

19. Assignee Ref. No. E132-IA-4540

Easement recorded at Book 101, Page 131, Document Number 1193, recorded on September 21, 1970

A tract of land approximately 40 acres in area, located 1 miles in a North direction from Town of Macksburg, and further described as being NE 1/4 of NE 1/4

all in Section 4, Township 74, Range 29, and to construct, reconstruct, operate and maintain a buried telephone plant within the West 100 feet from the center N, S, E or W of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

20. Assignee Ref. No. E132-IA-4544

Easement recorded at Book 127, Page 360, Document Number 596, recorded on September 11, 1990

A tract of land approximately 40 acres in area, located 2 1/2 miles in a EAST direction from Town of MACKSBURG, and further described as being

NE 1/4 OF THE NW 1/4

all in Section 13, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the NORTH 100 feet from the center of the road on the

21. Assignee Ref. No. E132-IA-4546

Easement recorded at Book 127, Page 359, Document Number 595, recorded on September 11, 1990

A tract of land approximately 40 acres in area, located 4 1/2 miles in a EAST direction from Town of MACKSBURG, and further described as being

SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4

all in Section 9, Township 74N, Range 28W, and to construct, reconstruct, operate and maintain a buried telephone plant within the N. 120 TO 250 feet from the center of the road

22. Assignee Ref. No. E132-IA-4548

Easement recorded at Book 101, Page 133, Document Number 1195, recorded on September 21, 1970

A tract of land approximately 80 acres in area, located 1 $\frac{1}{2}$ miles in a South direction from Town of Macksburg, and further described as being E $\frac{1}{2}$ of NE $\frac{1}{4}$

all in Section 21, Township 74, Range 29, and to construct, reconstruct, operate and maintain a buried telephone plant within the West 100 feet from the center N, S, E or W of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

23. Assignee Ref. No. E132-IA-4549

Easement recorded at Book 127, Page 342, Document Number 459, recorded on August 27, 1990

A tract of land approximately 60 acres in area, located 1/2 miles in a SOUTH direction from Town of MACKSBURG, and further described as being

SW 1/4 OF THE SW 1/4

all in Section 15, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the EAST 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

24. Assignee Ref. No. E132-IA-4551

Easement recorded at Book 127, Page 344, Document Number 461, recorded on August 27, 1990

A tract of land approximately 160 acres in area, located 2 miles in a East direction from Town of Macksburg, and further described as being

NE 1/2 of

all in Section 13, Township 74N, Range 29W, and to construct, reconstruct, operate and maintain a buried telephone plant within the North 300 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.
N, S, E or W

25. Assignee Ref. No. E132-IA-4553

Easement recorded at Book 127, Page 343, Document Number 460, recorded on August 27, 1990

A tract of land approximately 160 acres in area, located 2 1/2 miles in a East direction from Town of Macksburg, and further described as being

NW 1/2 of

all in Section 18, Township 74N, Range 28W, and to construct, reconstruct, operate and maintain a buried telephone plant within the North 300 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

26. Assignee Ref. No. E132-IA-4555

Easement recorded at Book 127, Page 345, Document Number 462, recorded on August 27, 1990

A tract of land approximately 40 acres in area, located 6 miles in a southerly

direction from Town of Winterset, and further described as

being SE 1/4 of the SE 1/4

all in Section 31, Township 75N, Range 27W, and to construct, reconstruct, operate and maintain a buried telephone plant within the N 250 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

27. Assignee Ref. No. E132-IA-4776

Easement recorded at Book 127, Page 224, Document Number 2190, recorded on May 2, 1990

A tract of land approximately ±38 acres in area, located 2 miles in a NORTH direction from Town of PERU, and further described as being

SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
all in Section 26, Township 75N, Range 27W, and to construct, reconstruct, operate and maintain a buried telephone plant within the WEST 60 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

28. Assignee Ref. No. E132-IA-4779

Easement recorded at Book 111, Page 601, Document Number 2515, recorded on April 15, 1976

A tract of land approximately 80 acres in area, located 5 miles in a northeasterly direction from Town of Peru, and further described as being SE $\frac{1}{2}$ of NW $\frac{1}{4}$ and NE $\frac{1}{2}$ of SW $\frac{1}{4}$

all in Section 29, Township 75N, Range 26W, and to construct, reconstruct, operate and maintain a buried telephone plant ~~within the~~ Through ~~feet from the center~~ of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

29. Assignee Ref. No. E132-IA-4780

Easement recorded at Book 127, Page 155, Document Number 2023, recorded on April 10, 1990

A tract of land approximately ± 35 acres in area, located 2 miles in a N.W. direction from Town of PERU, and further described as being

NORTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT 4.69 ACRES IN NORTHEAST CORNER.
all in Section 34, Township 75N, Range 27W, and to construct, reconstruct, operate and maintain a buried telephone plant within the SOUTH 60 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.

30. Assignee Ref. No. E132-IA-4781

Easement recorded at Book 127, Page 154, Document Number 2022, recorded on April 10, 1990

A tract of land approximately ± 28 acres in area, located 1/4 miles in a EAST direction from Town of PERU, and further described as being

**PART OF THE EAST 26 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SOUTH OF ROAD.
AND ALSO THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.**

all in Section 12, Township 74N, Range 27, and to construct, reconstruct, operate and maintain a buried telephone plant within the SOUTH AND WEST 175 feet from the center of the road on the above described land and/or in, upon or under all streets, roads or highways abutting said lands.