

BK: 2018 PG: 617
Recorded: 2/27/2018 at 8:26:59.0 AM
Fee Amount: \$27.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

MEMORANDUM OF WINDPARK EASEMENT AGREEMENT

Recorder's Cover Sheet

Preparer Information:

Jamie Baker
4299 Northwest Urbandale Drive
Urbandale, Iowa, 50322
Phone: (515) 242-3980

Return Document To:

Attn: Right of Way Services
MidAmerican Energy Company
P.O. BOX 657
Des Moines, IA 50303-0657

Grantor: TALK Farms, Inc.

Grantee: MidAmerican Energy Company

Legal Description: See Exhibit A to Memorandum

MEMORANDUM OF WINDPARK EASEMENT AGREEMENT

THIS MEMORANDUM OF WINDPARK EASEMENT AGREEMENT (this "**Memorandum**") is made and entered into as of January 31 2018, by and between TALK Farms, Inc. ("**Owner**"), and MidAmerican Energy Company, an Iowa corporation ("**MidAmerican**").

WHEREAS:

A. Owner is the owner of a parcel of real property located in Adair and Madison County, Iowa as legally described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**");

B. On or about the date hereof, Owner and MidAmerican entered into a Windpark Easement Agreement (the "**Agreement**") which by its terms grants to MidAmerican easements for wind energy development and related rights, electrical and communication lines and facilities, wind and weather monitoring, access, and other easements and rights on, over, under and across the Property;

C. The term of the Agreement commences on the date hereof and may continue for a period of up to fifty-eight (58) years in accordance with the terms of the Agreement, unless earlier terminated as provided in the Agreement.

D. The Parties desire to enter into this Memorandum, which is to be recorded, in order that third parties may have notice of the interests of MidAmerican in the Property and of the existence of the Agreement and of certain easements and rights granted to MidAmerican in the Property as part of the Agreement.

E. Capitalized terms used and not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

NOW, THEREFORE, in consideration of the Agreement and the payments and covenants provided in the Agreement to be paid and performed by the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grant of Easements. In accordance with the Agreement, Owner grants to MidAmerican the Easements, on, over, under and across the Property, on the terms and conditions set forth in the Agreement. Except as otherwise provided in the Agreement, the Easements are irrevocable and exclusive and include, without limitation: the Wind Development Easement; the Collection System Easement; and the Access Easement.

2. Incorporation of Agreement. All of the terms, conditions, provisions and covenants of the Agreement are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Agreement and this Memorandum shall be deemed to constitute a single instrument or document. The Agreement contains the entire agreement of the Parties with respect to the subject matter thereof, and any prior or contemporaneous agreements, discussions or understandings, written or oral (including any options or agreements for easements previously entered into by the Parties with respect to the Property), are superseded by the Agreement and shall be and hereby are released, revoked and terminated and shall be of no further force or effect for any purpose whatsoever.

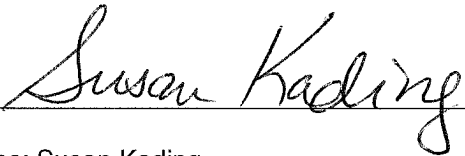
3. Interpretation. The Memorandum is not intended and may not be construed to modify or alter in any way the terms and conditions of the Agreement. In the event of a conflict or inconsistency between the provisions of this Memorandum and the terms and conditions of Agreement, the Agreement shall control for all purposes.

4. Binding Effect. All provisions contained in this Memorandum shall be binding upon, inure to the benefit of, and be enforceable by, Owner and MidAmerican and, as provided in the Agreement, their respective successors and assigns.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date set forth above.

"OWNER"

TALK FARMS, INC.

By: 

Name: Susan Kading

Title: President

"MIDAMERICAN"

MIDAMERICAN ENERGY COMPANY

By: 

Name: Adam Jablonski

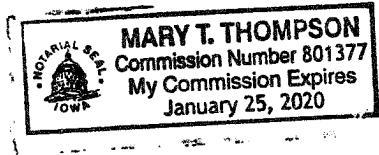
Title: Project Manager, Renewable Energy

ACKNOWLEDGMENT

STATE OF Iowa, COUNTY OF Guthrie, ss:

This record was acknowledged before me on January 31, 2018, by Susan Kading, President of TALK Farms, Inc.

Mary Thompson
Notary Public in and for said State



ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on FEBRUARY 13, 2018, by Adam Jablonski as the Project Manager, Renewable Energy of MidAmerican Energy Company.

T Redmon
Notary Public in and for said State

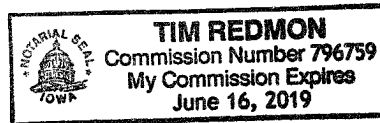


Exhibit A

DESCRIPTION OF THE PROPERTY

The South One-Half (S1/2) of the Southeast Quarter (SE1/4) of Section Five (5), Township Seventy-seven (77) North, Range Thirty-one (31) West of the 5th P.M., Adair County, Iowa,

AND

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the West One-Half of the Southwest Quarter (W1/2 SW1/4), all in Section Seventeen (17), Township Seventy-seven (77) North, Range Thirty (30) West of the 5th P.M., Adair County, Iowa, EXCEPT a tract of land in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section Seventeen (17), Township Seventy-seven (77) North, Range Thirty (30) West of the 5th P.M., Adair County, Iowa; more particularly described as: Beginning at the Southwest Corner of said Section 17, thence due North along the West line of the SW1/4 of the SW1/4 of said Section 17, a distance of 482.0 feet to the true point of beginning, thence East a distance of 133.0 feet to an iron pin, thence North a distance of 80.0 feet to an iron pin, thence West a distance of 133.0 feet to the West line of the SW1/4 SW1/4 of said Section 17, thence South along the West line of the SW1/4 SW1/4 of said Section 17, a distance of 80.0 feet to the true point of beginning, containing 0.18 acres, more or less, all subject to easements and restrictions of record,

AND

The North Forty (40) acres of the Southwest Fractional Quarter (SWFr1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.