



Document 2019 2223

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ANNO ✓  
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ Prepared by and return to: Farmers Electric Cooperative, Inc., Attn: Charlie Dunn, P.O. Box 330, Greenfield, IA 50849; Phone: (800) 397-4821

## **ELECTRIC LINE RIGHT-OF-WAY EASEMENT (Underground)**

**RE: Section 20, Township 76 North, Madison County, Iowa.**

Know all men by these presents that the undersigned Joshua A. James and Andrea M. James (“**Grantors**”), husband and wife, whose post office address is 4119 138<sup>th</sup> Street, Urbandale, Iowa 50323, for good and valuable consideration, the receipt of whereof is hereby acknowledged, do hereby grant unto Farmers Electric Cooperative, Inc., a Cooperative (“**Grantee**”), whose post office address is P.O. Box 330, Greenfield, Iowa 50849-0330, and to its successors or assigns, a perpetual right-of-way (“**Easement**”) running with the land to, from time to time, construct, lay, maintain, operate and remove an underground electric transmission or distribution lines, conduits, pedestals, or other appurtenances desirable in connection therewith, with the right to ingress and egress thereto, with said Easement to be located 20 feet on either side of the electric line approximately 400 feet in length to point of service, as installed, on, over, and across the property legally described as follows, to-wit: : Attached hereto is a drawing showing the approximate location of the easement premises.

**Parcel “A” located in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) and in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 32.206 acres, as shown in the Plat of Survey filed in Plat Book 2, Page 723 on October 2, 1996, in the Office of the Recorder of Madison County, Iowa.**

The Grantors, their heirs, or assigns are to fully use and enjoy the premises except for the purposes hereinabove granted to the Grantee. The Grantee hereby agrees to pay any damage(s) which may arise to crops and fences from said construction, operations, or removal of said transmission or distribution lines; the damage, if not mutually agreed upon, is to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantors, their heirs, or assigns, one by the said Grantee, its successors or assigns, and the third by the two appointed as aforesaid, and the award of such three persons shall be final and conclusive.

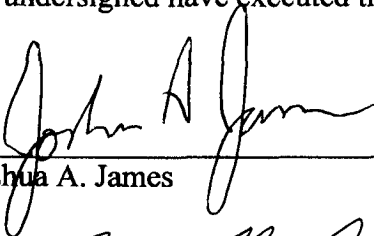
That said transmission or distribution lines covered by this grant shall be buried at such depth as not to interfere with the ordinary cultivation of said lands and upon Grantors' request, the Grantee shall provide the Grantors with a plat showing the location of said buried cables and the Grantors agree that no building structures or other obstructions shall be placed directly above said power, transmissions, or distribution lines.

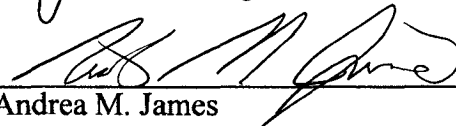
The undersigned covenant that they are the owners of the above-described land and that all facilities erected hereunder shall remain the property of the Cooperative.

This easement binds the undersigned, as well as their successors in title, including assigns, heirs and all subsequent titleholders.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument this 19 day of July 2019.

  
\_\_\_\_\_  
Joshua A. James Grantor

  
\_\_\_\_\_  
Andrea M. James Grantor

STATE OF IOWA, COUNTY OF Polk : ss.



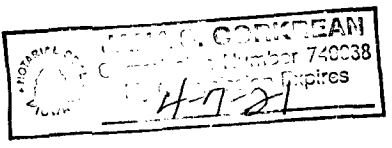
This record was acknowledged before me on July 19, 2019, by Joshua A. James.

[Signature]  
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Musson . ss.

This record was acknowledged before me on July 19 2019, by Andrea M. James.

[Signature]  
Notary Public in and for the State of Iowa



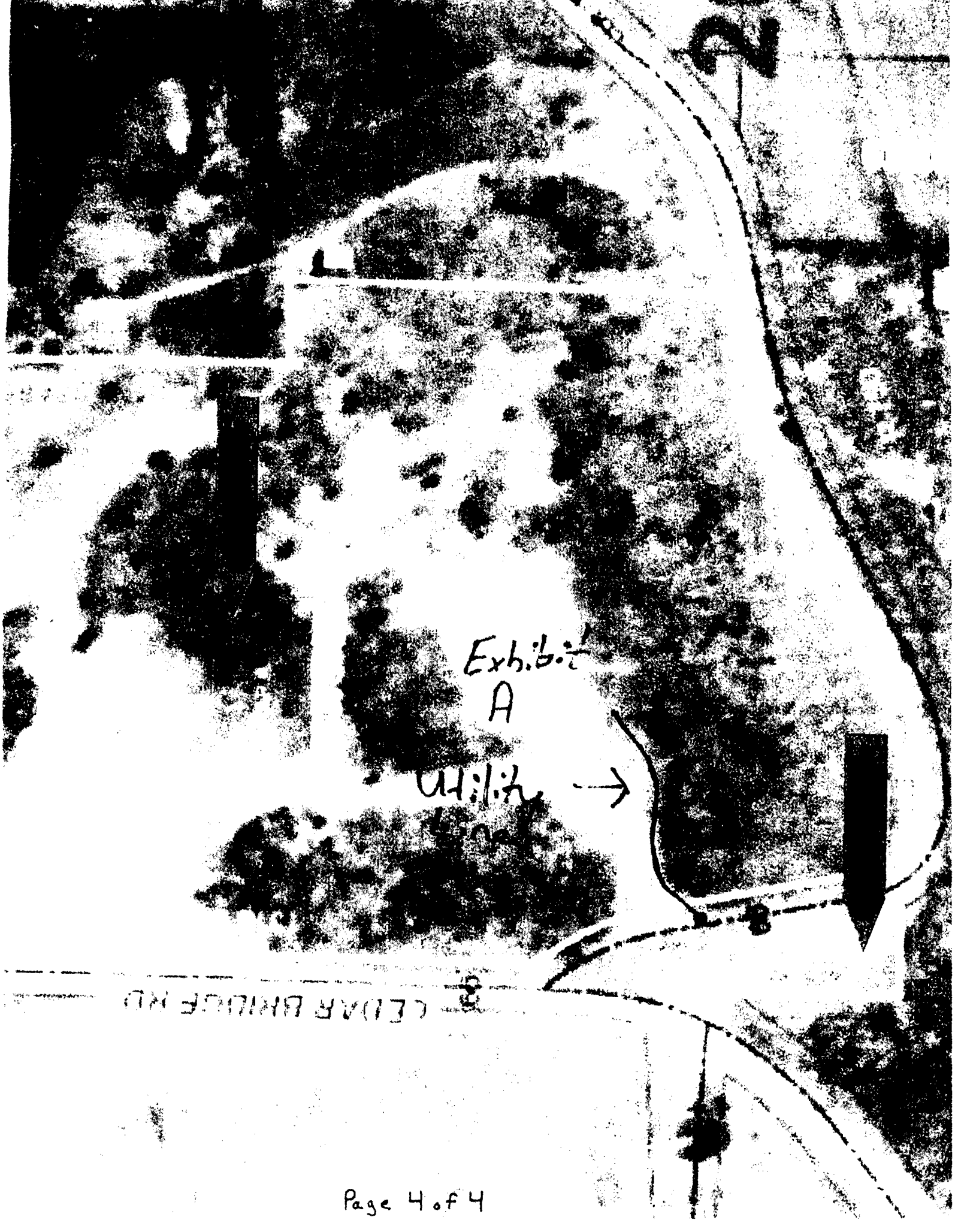


Exhibit  
A

Utility Line →

CEDAR BRIDGE RD