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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Matthew G. Kurt

MAQUOKETA VALLEY ELECTRIC COOPERATIVE
109 NORTH HUBER ST 319-462-3542
ANAMOSA IOWA 52205-0370

PREPARED BY AND RETURNED TO

ELECTRIC/TELECOMMUNICATION FACILITIES EASEMENT

LOCATION Map 41 Section 01 MBR 166UM W.O. 180324

KNOW ALL MEN BY THESE PRESENTS:

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Boulders Inn Manchester LLC ("Grantor(s)"), **ADDRESS** Manchester West Commercial Second Subdivision Lot 2 do(es) hereby warrant and convey unto MAQUOKETA VALLEY ELECTRIC COOPERATIVE, a corporation, and to its successors and assigns ("Grantee") a perpetual easement with the right, privilege and authority to construct, reconstruct, operate, replace, repair and maintain electric and telecommunication lines and appurtenant equipment, including but not limited to poles, towers, switches, crossarms, insulators, wires, cables, guy-wires, conduit, antennas, fiber optics, pad mounted enclosures, transformers, ground connections, and fixtures (the "Facilities") for transmitting electricity, communications, and all corporate purposes, together with the right to extend to any other party the right to use such Facilities, jointly with the Grantee, pursuant to the provisions hereof, upon, under, over, and across Grantor(s) lands located in Delaware County, Iowa and described as:

A ten foot path on both sides of the underground utility line located in Manchester West Commercial Subdivision Lot 2, Section 01 (S01), Township 88 North (T-88-N), Range 6 West (R-6-W), West of the Fifth Principal Meridian as recorded by the Delaware County Assessor as Parcel ID 280010001460

(the "Premises")

together with all rights and privileges for the full enjoyment or use thereof for the aforesaid purposes. Such Facilities to be located on a course now designated by the Grantee, or upon a course that may hereafter be designated by the Grantee upon the relocation of said Facilities.

Grantor(s) agrees that it will not construct, place or permit any buildings, structures, plants, or other obstructions on the Premises which would result in a violation of the minimum clearance requirements of the National Electric Safety Code, or that would interfere with the operation, replacement, or maintenance of the Facilities. Notwithstanding the foregoing, in no event shall Grantor(s) construct or place any buildings, structures, plants, or other obstructions on the Premises within fifteen feet (15') of the Facilities.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on the Premises to keep them clear of Facilities by at least fifteen feet (15'), and such other trees and vegetation adjacent thereto, as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, operation, repair, or use of the Facilities, or which in falling might touch said Facilities.

Grantee, its contractor or agent, may enter said Premises at any time for the purpose of making surveys or performing tests in support of the rights granted pursuant to this Easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to said Facilities across lands owned by the Grantor(s), for the purpose of accessing said Facilities.

Grantee shall be entitled at any time to assign this Easement, in whole or in part, and to record an instrument evidencing such assignment.

Grantee shall compensate Grantor(s) or its tenants for damages done to the Premises (except for damages to improvements prohibited by this easement as well as the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, while performing the activities authorized by this Easement.

Signed this 14 day of July, 2018.

GRANTOR(S):

By: DAN HEUERZ, Managing Member
Boulders Inn Manchester LLC

By: [Signature]

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Ill
COUNTY OF Cook ss:

On this 22 day of July, AD. 2018,
before me, the undersigned, a Notary Public in and
for said State, personally appeared

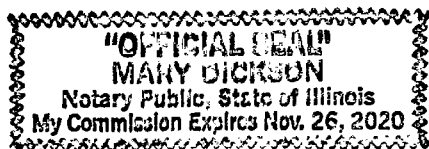
DANIEL A HEWERTZ

For Boulders Inn Manchester LLC

to me personally known or DRIVER LICENSE provided
to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are
subscribed to the within instrument and
acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

NOTARY SEAL Mary Dickson
(Sign in Ink)
MARY DICKSON
(Print/type name)

Notary Public in and for the State of IL



CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE
Title(s) of Corporate Officers(s):

☐ N/A
☐ Corporate Seal is affixed
☐ No Corporate Seal procured

☒ PARTNER(s) LLC
☐ Limited Partnership
☐ General Partnership

☐ ATTORNEY-IN-FACT
☐ EXECUTOR(s),
☐ ADMINISTRATOR(s),
☐ TRUSTEE(s):
☐ GUARDIAN(s)
☐ CONSERVATOR(s)
☐ OTHER

SIGNER IS REPRESENTING:
List name(s) of persons(s) or entity(ies):

Boulders Inn Manchester LLC

DANIEL A. Hewertz