

Recorded: 4/17/2023 at 2:33:52.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 818

Prepared by: Brenda Koppes – Ulteig Engineers – 1455 Sherman Rd, Hiawatha, IA 52233 (319) 253-7058  
Return to: Heather Dee - Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786-4514

SPACE ABOVE THIS LINE FOR RECORDER

## UNDERGROUND ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **Bob G. Nightingale, a single person** (“Grantor(s)”), ADDRESS: 120 Woodland Dr Manchester, IA 52057 do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, (“Grantee”) a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the “Line” or “Lines”) for transmitting electricity, communications and all corporate purposes of Grantee together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of Delaware, and the State of Iowa:

See Attached Exhibit A, page 3

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of the Line or Lines.

Grantee, its contractor, or agent may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Line or Lines, under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this 17 day of April, 2023.

**GRANTOR(S):**

By: Bob G. Nightingale  
Bob G. Nightingale

By: \_\_\_\_\_

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa  
COUNTY OF Delaware ss:

On this 17 day of April, AD. 2023,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared

Bob G. Nightingale

\_\_\_\_\_ to me personally known

or  provided to me on the basis of satisfactory  
evidence

to be the persons(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 Brenda Koppes  
(Sign in Ink)

Brenda Koppes  
(Print/type name)

Notary Public in and for the State of Iowa

My Commission Expires: March 10, 2026

**CAPACITY CLAIMED BY SIGNER**

INDIVIDUAL  
 CORPORATE  
Title(s) of Corporate Officers(s):  
\_\_\_\_\_

N/A  
 Corporate Seal is affixed  
 No Corporate Seal procured

PARTNER(s)  
 Limited Partnership  
 General Partnership

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

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

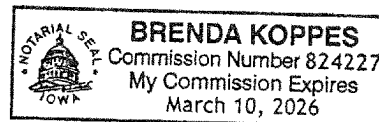


Exhibit A

GRANTOR'S PARCELS:

Lot Three (3) of McIntosh 1<sup>st</sup> Additon to Manchester in NW ¼, NW ¼, Section 33-T89N-R5W, Delaware County, Iowa according to the plat recorded in Book 4 Plats, Pages 27-32, and plat recorded in Book 2005, Page 2713.

EASEMENT AREA:

A strip of land being Five (5) feet in width for easement purposes and described as the South Easterly Five (5) feet of Lot Three (3) of McIntosh 1<sup>st</sup> Additon to Manchester in NW ¼, NW ¼, Section 33-T89N-R5W, Delaware County, Iowa of that real property described in Trustee Warranty Deed recorded on May 17, 2011 in Book 2011 page 1624 in the office of the Recorder in and for Delaware County, Iowa.

Located in the part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 33, Township 89 North, Range 5 West of the 5<sup>th</sup> P.M., Manchester, Iowa, Delaware County.

Project Title: Manchester Main

ERP Activity ID:4309547

Tract No.:

REROW No.: