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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Hunter A. Beatty

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 42 Section 04 Member# 0680 Work Order# 230191**

**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, Ryan W. & Emily A. Peyton ("Grantor(s)"), **ADDRESS** 185<sup>th</sup> Avenue Manchester, IA 52057 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 15 foot path on both sides of the utility lines located in Lot 25 of Windy Hollow Subdivision of the Southeast Quarter (SE ¼) of Section 4 (S4), Township 88 North (T88N), Range 5 West (R5W) of the Fifth Principal Meridian (5PM)

Parcel ID# 240040602500

(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 and eradicate 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 24 day of April, 2023.

**GRANTOR(S):**

By: Ryan W. Peyton  
Ryan W. Peyton

By: Emily A. Peyton  
Emily A. Peyton

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa  
COUNTY OF Delaware ss:

On this 24 day of April, AD. 2023,  
before me, the undersigned, a Notary Public in and  
for said State, personally appeared

Ryan W. Peyton

Emily A. Peyton

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 Shannon Funke  
(Sign in Ink)

Shannon Funke  
(Print/type name)

Notary Public in and for the State of Iowa

**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),  
 TRUSTEE(s):  
 GUARDIAN(s)  
 CONSERVATOR(s)  
 OTHER

**SIGNER IS REPRESENTING:**

List name(s) of persons(s) or entity(ies):

Ryan W. Peyton

Emily A. Peyton