

Recorded: 7/26/2023 at 12:28:48.0 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: 1740

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, **Farmers Union Cooperative, an Iowa cooperative association**, (“Grantor(s)”), ADDRESS: 919 E Main St Manchester, Iowa 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 24 day of July, 2023.

**GRANTOR(S): Farmers Union Cooperative**

By: Justin Steffens VP Food  
Print: Name and Title

By: \_\_\_\_\_  
Print: Name and Title

By: [Signature]  
Signature

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

**ALL PURPOSE ACKNOWLEDGMENT**

**CAPACITY CLAIMED BY SIGNER**

STATE OF Iowa  
COUNTY OF Delaware ss:

INDIVIDUAL  
 CORPORATE  
Title(s) of Corporate Officers(s):  
VP - Justin Steffens

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

\_\_\_\_ 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

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ 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.

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

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



EXHIBIT A

PROPERTY DESCRIPTION

That real property described in Warranty Deed filed in Book 2023 Page 1233 in the Office of the Recorder, Delaware County, Iowa.

EASEMENT DESCRIPTION

A strip of land, for easement purposes, on, over and across that real property described in Warranty Deed, Book 2023, Page 1233, more particularly described as follows:

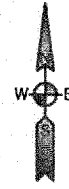
Commencing at a MagNail, marking the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, Township 89 North, Range 5 West, Delaware County, Iowa; thence along the North line of said NE 1/4 NW 1/4, N88° 10' 46"E, 455.17 feet; thence S1° 35' 06"E, 33.00 feet to a point on the southerly Right of Way of Main Street and the TRUE POINT OF BEGINNING; thence along said Right of Way, N88° 10' 46"E, 50.00 feet; thence S1° 35' 06"E, 5.00 feet; thence S88° 10' 46"W, 50.00 feet to a point on the West line of said real property; thence N1° 35' 06"W, 5.00 feet to the Point of Beginning, containing 250.00 square feet, more or less.

PROPRIETORS

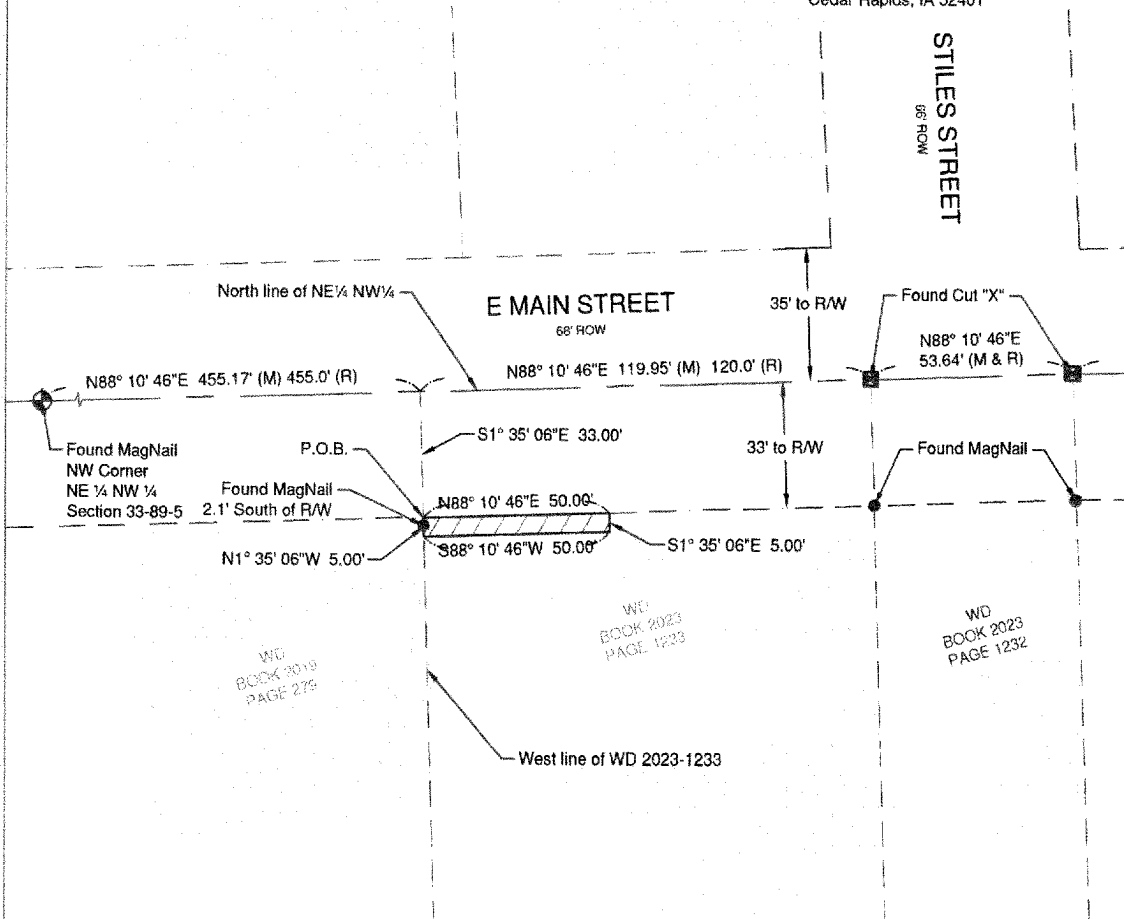
Farmers Union Cooperative  
Warranty Deed - Book 2023, Page 1233

SURVEY REQUESTED BY

Alliant Energy  
200 1st Street SE  
Cedar Rapids, IA 52401



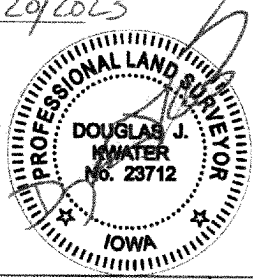
SCALE: 1" = 40'  
Orientation of this bearing system is Iowa  
State Plane North (NAD 83)  
This Survey was performed using the  
Iowa RTN Network



I hereby certify that this Land Surveying Document was prepared by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Douglas J. Kwater* 7/20/2023  
Douglas J. Kwater Date

Iowa license number 23712  
License renewal date is December 31, 2023



LEGEND

- ROAD RIGHT OF WAY LINES
- NEW EASEMENT
- QUARTER SECTION LINE
- SECTION LINE
- PROPERTY LINE
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED



Cedar Rapids - Sioux Falls - Bismarck - Denver - Detroit Lakes - Fargo - Minneapolis  
1455 Sherman Road  
Hiawatha, Iowa 52233  
Phone: 319.286.3000  
Web: www.ulteig.com

EXHIBIT A

Project Number: 23,22817  
Date: 4-4-2023  
Drawn By: STP  
Approved By: DJK  
Sheets: 1 of 1