

Recorded: 12/21/2023 at 10:23:36.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3186

Prepared by: Brenda Koppes – Uiteig 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

*cedar Falls
A 5/6/13*
For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, NFG, LLC, a Iowa Limited Liability Company, Grantor(s)", ADDRESS: 4128 Wynnewood Dr 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 23 day of October, 2023.

GRANTOR(S): NFG, LLC a Iowa Limited Liability Company

Sign: [Signature] Sign: _____

Print: John Osmundson, Managing Member Print: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa
COUNTY OF Black Hawk ss:

On this 23 day of October, AD. 2023,
before me, the undersigned, a Notary Public in and for said State,
personally appeared.

John Osmundson

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 Aimee Balk
(Sign in ink)

Aimee Balk
(Print/type name)

Notary Public in and for the State of Iowa
My Commission Expires: June 15, 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):

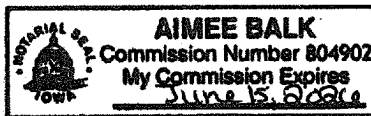
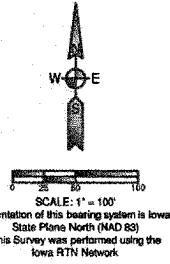


EXHIBIT A



PROPERTY DESCRIPTION

Parcel B and Parcel D, Part of the Depot Grounds of former Dubuque & Pacific Railroad, N/A Chicago, Central & Pacific Railroad, in the NE ¼, Sec 31, T89N, R6W of the Fifth P.M., Town of Masonville, Delaware County, Iowa, according to plat recorded in Book 2003, Page 245, except the West six hundred thirty three and one hundredth (633.01) feet of Parcel D, *As described in Warranty Deed filed as Book 2015, Page 1489 in the Office of the Recorder, Delaware County, Iowa.*

OWNERS

NFG, LLC
Warranty Deed, Book 2015, Page 1489

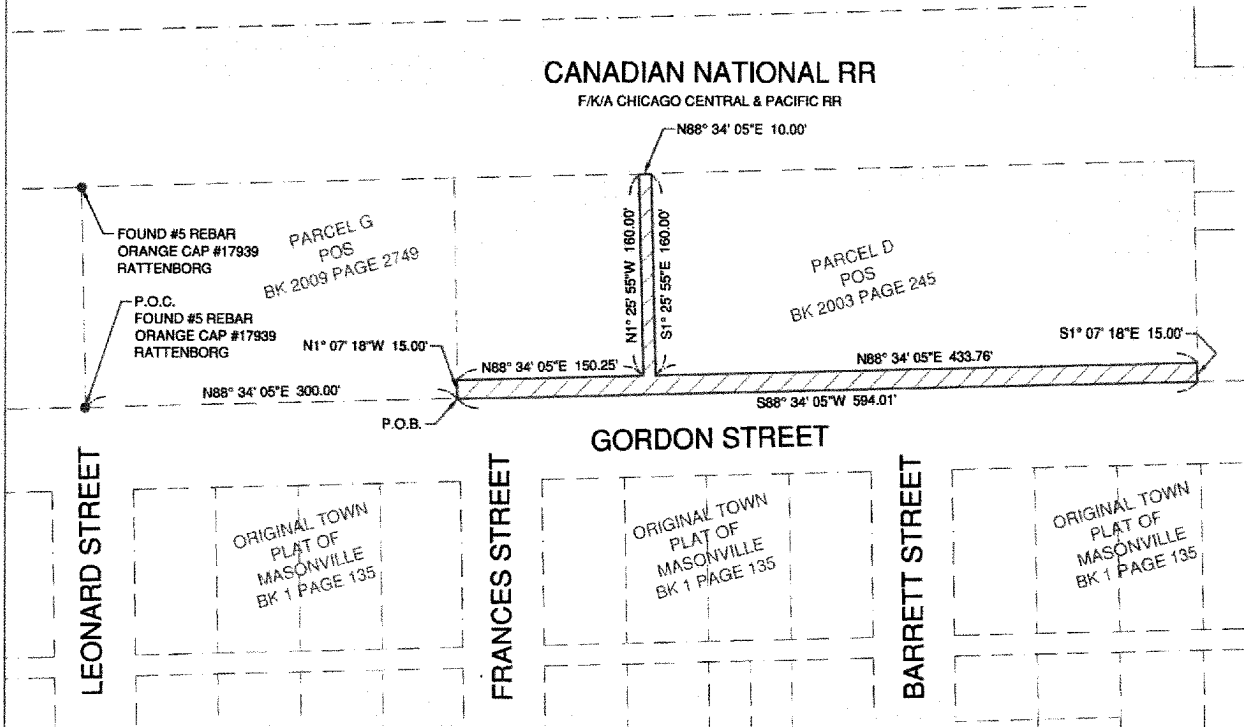
EASEMENT DESCRIPTION

A tract of land for easement purposes on, over and the above described property, more particularly described as:

SURVEY REQUESTED BY

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

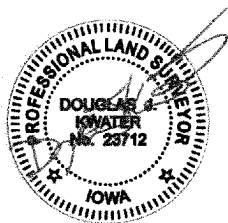
Commencing at a #5 Rebar marking the Southwest corner of Parcel G, as shown on plat recorded in Book 2009, Page 2749, Office of the Recorder, Delaware County, Iowa; thence along the North Right-of-Way of Gordon Street, N88° 34' 05"E, 300.00 feet to the Southwest Corner of Parcel D, as shown on plat recorded in Book 2003, Page 245, Office of the Recorder, Delaware County, Iowa and the TRUE POINT OF BEGINNING; thence along the West line of said Parcel D, N1° 07' 18"W, 15.00 feet; thence N88° 34' 05"E, 150.25 feet; thence N1° 25' 55"W, 160.00 feet to the South Right-of-Way of the Canadian National Railroad; thence along said South Right-of-Way of the Canadian National Railroad, N88° 34' 05"E, 10.00 feet; thence S1° 25' 55"E, 160.00 feet; thence N88° 34' 05"E, 433.76 feet to the East line of said Parcel D; thence along said East line, S1° 07' 18"E, 15.00 feet to a point on the North Right-of-Way of Gordon Street; thence along said North Right-of-Way of Gordon Street, S88° 34' 05"W, 594.01 feet to the POINT OF BEGINNING; Containing 10,510.15 square feet (0.24 acres), more or less.



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 9/5/2023
Date

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



LEGEND

- ROAD RIGHT OF WAY LINES
- NEW EASEMENT
- EXISTING PARCEL LINES
- FOUND SURVEY MONUMENT

Cedar Rapids - Swan Falls - Homack - Omer - DeWitt Lakes - Fargo - Winnepolis
1455 Sherman Road
Hiawatha, Iowa 52233
Phone: 319.286.3000
Web: www.ulteig.com

EXHIBIT A

Project Number: 23.23266
Date: 9-5-2023
Drawn By: STP
Approved By: DJK
Sheets: 1 of 1