

Recorded: 2/14/2024 at 12:16:11.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 352

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, **Robert A. Hostert, a single person**, (“Grantor(s)”), ADDRESS: PO Box 98 Ryan Iowa, 52330 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 14 day of February, 2024.

GRANTOR(S):

By: Robert A. Hostert
Robert A. Hostert

By: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa
COUNTY OF Delaware ss:

On this 14 day of February, AD. 2024,
before me, the undersigned, a Notary Public in and for said State,
personally appeared

Robert A. Hostert

_____ to me personally known

or X provided to me on the basis of satisfactory
evidence

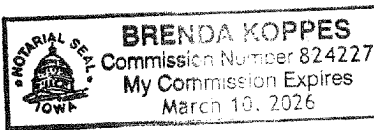
to be the persons(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted,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

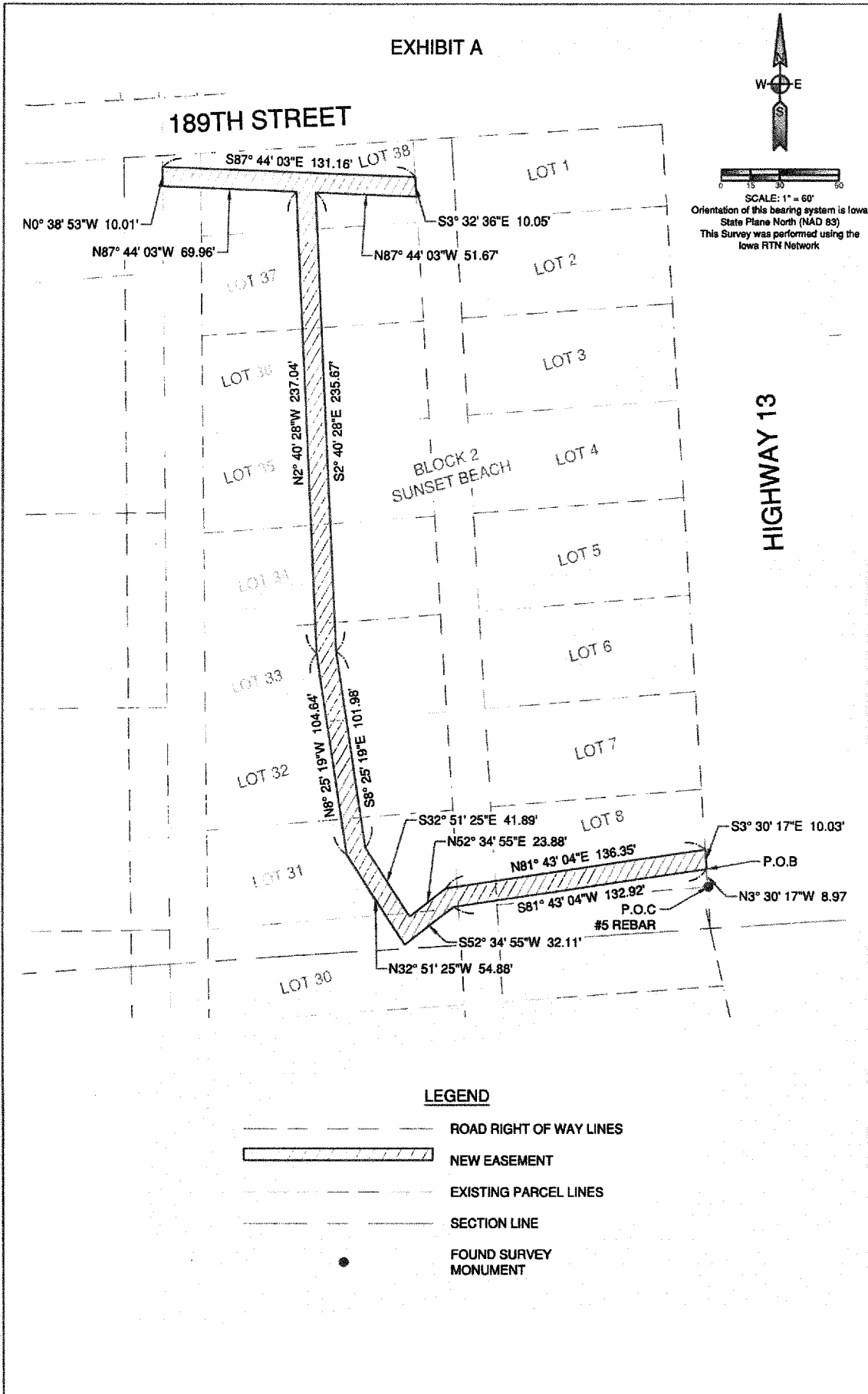
- INDIVIDUAL
- CORPORATE
- _____ Title(s) of Corporate Officers(s):

- 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

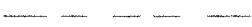
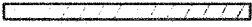



SIGNER IS REPRESENTING:

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

EXHIBIT A



LEGEND

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



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: 22-22610
 Date: 2-5-2024
 Drawn By: STP
 Approved By: DJK
 Sheets: 1 of 2

EXHIBIT A

PROPERTY DESCRIPTION

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) Eight (8), Twenty Eight (28), Twenty Nine (29), Thirty (30), Thirty One (31), Thirty Two (32), Thirty Three (33), Thirty Four (34) Thirty Five (35), Thirty Six (36), Thirty Seven (37), and Thirty Eight (38), Block Two (2), Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18), and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 20; also that part of the alley, being twenty (20) feet in width, lying between the South line, extended West, of Lot Ten (10) and the North line, extended West, of Lot One (1), said Alley being adjacent to the West line of Lots One (1) through ten (10), inclusive, all in Block Two (2) Sunset Beach, a subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 20; and also a strip of land in Block Two (2) of said Sunset Beach described as commencing at the Southwest corner of Lot Thirty One (31), Block Two (2), thence North to the Northwest corner of Lot Thirty Eight (38), Block Two (2), thence West twenty (20) feet, thence South to a point directly West of the point of beginning, thence East twenty (20) feet to the point of beginning; *As described in Trustee Warranty Deed filed in Book 2015, Page 2217 Office of the Recorder, Delaware County, Iowa.*

OWNERS

Robert A. Hostert
Trustee Warranty Deed -
Book 2015, Page 2217

SURVEY REQUESTED BY

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

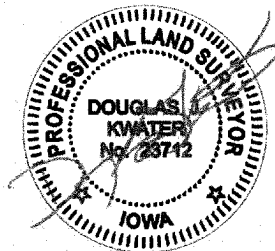
EASEMENT DESCRIPTION

A tract of land for easement purposes on, over and across said land as described in Trustee Warranty Deed recorded in Book 2015, Page 2217 in the Office of the Recorder, Delaware County, Iowa, more particularly described as follows; Commencing at a #5 Rebar marking the Southeast corner of Lot 8, Block 2, of Sunset Beach and the West Right-of-Way of Highway 13; thence along said Right-of-Way, N3° 30' 17"W, 8.97 feet to the TRUE POINT OF BEGINNING; thence S81° 43' 04"W, 132.92 feet; thence S52° 34' 55"W, 32.11 feet; thence N32° 51' 25"W, 54.88 feet; thence N8° 25' 19"W, 104.64 feet; thence N2° 40' 28"W, 237.04 feet; thence N67° 44' 03"W, 69.96 feet; thence N0° 38' 53"W, 10.01 feet; thence S87° 44' 03"E, 131.16 feet; thence S3° 32' 36"E, 10.05 feet; thence N87° 44' 03"W, 51.67 feet; thence S2° 40' 28"E, 235.67 feet; thence S8° 25' 19"E, 101.98 feet; thence S32° 51' 25"E, 41.89 feet; thence N52° 34' 55"E, 23.88 feet; thence N81° 43' 04"E, 136.35 feet to a point on the West Right-of-Way of Highway 13; thence along said Right-of-way, S3° 30' 17"E, 10.03 feet to the POINT OF BEGINNING; containing 6,820.89 square feet (0.16 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 2/5/2024
Douglas J. Kwater Date

Iowa license number 23712
License renewal date is December 31, 2025



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Date: 2-5-2024
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