



Book 2024 Page 1402

Document 2024 1402 Type 03 006 Pages 4
Date 6/24/2024 Time 10:12:34AM
Rec Amt \$22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Matthew G. Kurt

PREPARED BY AND RETURNED TO

MAQUOKETA VALLEY ELECTRIC COOPERATIVE
109 NORTH HUBER ST 319-462-3542
ANAMOSA IOWA 52205-0370

ELECTRIC/TELECOMMUNICATION FACILITIES EASEMENT
LOCATION Map 50 Section 20 MBR 214 W.O. 240038

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, Sun Valley Farms Partnership ("Grantor(s)", **ADDRESS** 1383 Highway 13 Manchester, Iowa 52057-8846) 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 fifteen foot path on both sides of the utility line(s) located in the Southwest Quarter (SW ¼), of the Southwest Quarter (SW ¼), Section 20 (S20), Township 90 North, Range 5 West (R-5-W) of the Fifth Principal Meridian as recorded by the Delaware County Assessor as parcel ID 060200000700

(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 4-10 day of April, 202~~3~~⁴

GRANTOR(S):

By: Daniel T. Jupp
Sun Valley Farms Partnership

By: Daniel T. Jupp

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa)

COUNTY OF Delaware) ss:

On this 10th day of April, AD. 2022,
before me, the undersigned, a Notary Public in and
for said State, personally appeared

Daniel Tekippe of Sun Valley Farms Partnership

Daniel Tekippe

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 Hunter Beatty
(Sign in Ink)

Hunter A. Beatty
(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

Manager / President

SIGNER IS REPRESENTING:

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

Daniel Tekippe of Sun Valley Farms Partnerst

Easement area
in the S.W. ¼
of S.W. ¼)
Section 20

Beacon™ Delaware Co Log In Search

Layers **Map** Search Crop Search Sales Search Results Sales Results Parcel Report Aerial Report Pictometry Imagery Tax Estimator Apply for Permit

Layer List Legend

Quick Links:

- Property Search
- View Map

Layers:

- Manchester
- Parcel Sales
- Commercial Sales
- Delaware Crossing Scenic Byway
- Barn Quilts and Tours
- Annotation
- Public Land Survey
 - Survey Townships
 - Sections
 - Quarters
 - Quarter Quarters
 - Q/4 Corner Markers
 - Corner Ties
- Addressed Structures
- Watersheds
- Easements
- Corporate Limits
- Political Townships
- Parcels
 - Parcel IDs
 - Non-Crop Landuse
 - Lots
 - Subdivisions
 - Roads
 - Road Right-of-Way

Results:

Parcel ID: 06020000700
Address: 1384 STATE HWY 13
Owner: Sun Valley Farms Partnership (DED)
Acres: 77.85
View Parcel Details | Sell Parcel | Estimate Parcel Value | Add to Favorites

Parcel ID: 06020000700	Alternate ID's: A	Owner Address: Sun Valley Farms Partnership
Sec/Twp/Rng: 20-90-9	Class: A	1383 Highway 25
Property Address: 1384 STATE HWY 13	Acres: 77.85	Manchester, IA 52057-8844
MANCHESTER		
District: HONEY CREEK WEST DELAWARE	Brief Tax Description: 51/2 SW	
<small>(Note: Not to be used on legal documents)</small>		

