

Recorded: 8/29/2024 at 11:03:59.0 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: 2024 PG: 2109

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, **CJH Farms, LLC**, (“Grantor(s)”), ADDRESS: 2655 155th St Earlville, Iowa 52041 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 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, (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 easement area only for the purpose of 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 reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines. Grantee’s full damage policy is available upon request.

If Grantee, for a period of more than one (1) year, abandons the electric line or otherwise ceases Grantee’s use of the easement area for the purposes provided for herein, all easement rights of Grantee shall terminate.

Signed this 28 day of August, 2024.

GRANTOR(S): CJH Farms, LLC

Sign: Curt Harkness

Sign: _____

Print: Curt Harkness manager
Name and Title

Print: _____
Name and Title

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa

COUNTY OF Delaware ss:

On this 28 day of August, AD. 2024,
before me, the undersigned, a Notary Public in and for said State,
personally appeared

_____ 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

X INDIVIDUAL
CORPORATE
Title(s) of Corporate Officers(s):
Manager

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):

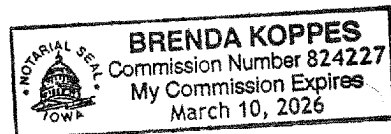
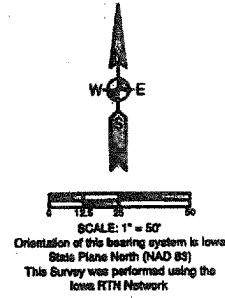


Exhibit A

PROPERTY DESCRIPTION

The West one-half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen(17), and the East one-half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eighteen (18), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth P.M., Except Parcel A, a part of the West Half of the Northwest Quarter of Section 17, Township 89 North, Range 5, West of the 5th Principal Meridian, Delaware County, Iowa, As described in Warranty Deed filed as Book 2012, Page 825, in the Office of the Recorder, Delaware County, Iowa.



EASEMENT DESCRIPTION

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

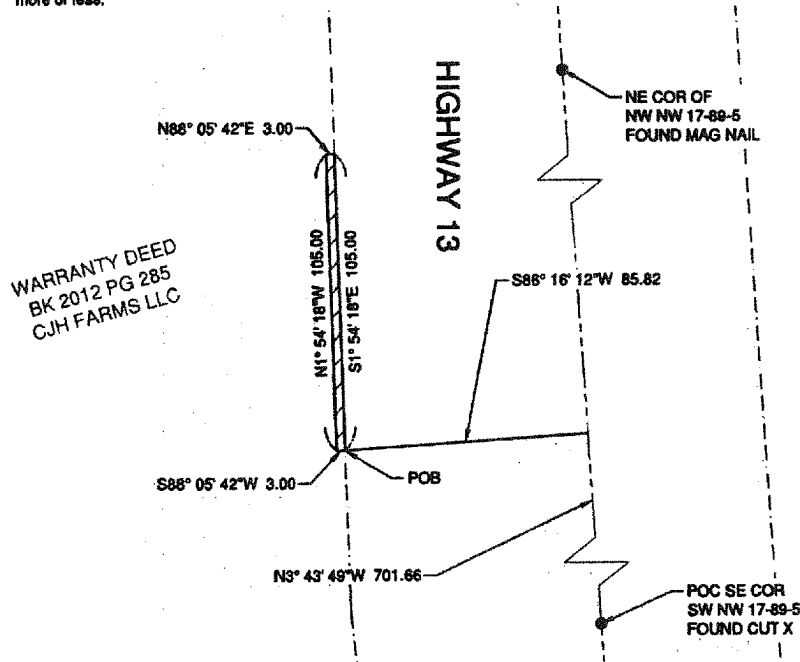
Commencing at an "X" cut in concrete, marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 17, Township 89 North, Range 5 West of the 5th P.M.; thence along the East line of said Southwest Quarter of the Northwest Quarter, N $3^{\circ} 43' 49''$ W, 701.66 feet; thence S $86^{\circ} 16' 12''$ W, 85.82 feet to a point on the westerly Right of Way of Iowa Highway No. 13 and the TRUE POINT OF BEGINNING; thence S $88^{\circ} 05' 42''$ W, 3.00 feet; Thence N $1^{\circ} 54' 18''$ W, 105.00 feet; Thence N $88^{\circ} 05' 42''$ E, 3.00 feet to a point on said westerly Right of Way; Thence along said Right of Way S $1^{\circ} 54' 18''$ E, 105.00 feet to the Point of Beginning, containing 315.00 square feet (0.01 acres), more or less.

OWNERS

CJH Farms, LLC
Warranty Deed
Book 2012 Page 285

SURVEY REQUESTED BY

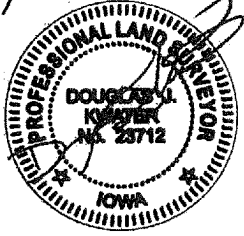
Alliant Energy
200 1st Street SE
Cedar Rapids, IA 52401



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 5/31/2024
Douglas J. Kwater Date

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



LEGEND

- NEW EASEMENT
- EXISTING ROW LINES
- QUARTER SECTION LINES
- FOUND SURVEY MONUMENT



Cedar Rapids - Des Moines - Davenport - Des Moines - Des Moines - Des Moines
1455 Sherman Road
Des Moines, Iowa 50323
Phone: 515.286.3000
Web: www.ulteig.com

Exhibit A

Project Number: 22-22510
Date: 5-31-2024
Drawn By: ATF
Approved By: DJK
Sheets: 1 of 1