

Recorded: 4/22/2025 at 12:09:37.0 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: 2025 PG: 1008

Prepared By: Heather Dee - Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786-4514  
Return To: Jake Vanoumey – JCG Land Services, Inc. – 1715 South G Avenue – Nevada, IA 50201 (515) 382-1698  
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, **Mark Anthony Sands, a single person** ("Grantor(s)"), ADDRESS: 2480 230<sup>th</sup> Avenue, Delhi, Iowa 52223 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 Exhibits A and B, attached hereto and made a part hereof.*

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 22<sup>nd</sup> day of April, 2025.

**GRANTOR(S):**

By: Mark A. Sands  
Mark Anthony Sands

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

Printed Name: \_\_\_\_\_

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa  
COUNTY OF Linn ss:

On this 22<sup>nd</sup> day of April, AD. 20 25, before me,  
the undersigned, a Notary Public in and for said State, personally  
appeared

Mark Anthony Sands  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ 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 Jake Vanourny  
(Sign in Ink)  
Jake Vanourny  
(Print/type name)

Notary Public in and for the State of Iowa  
My Commission Expires: Nov 13 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):

Self  
\_\_\_\_\_  
\_\_\_\_\_



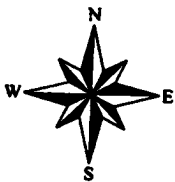
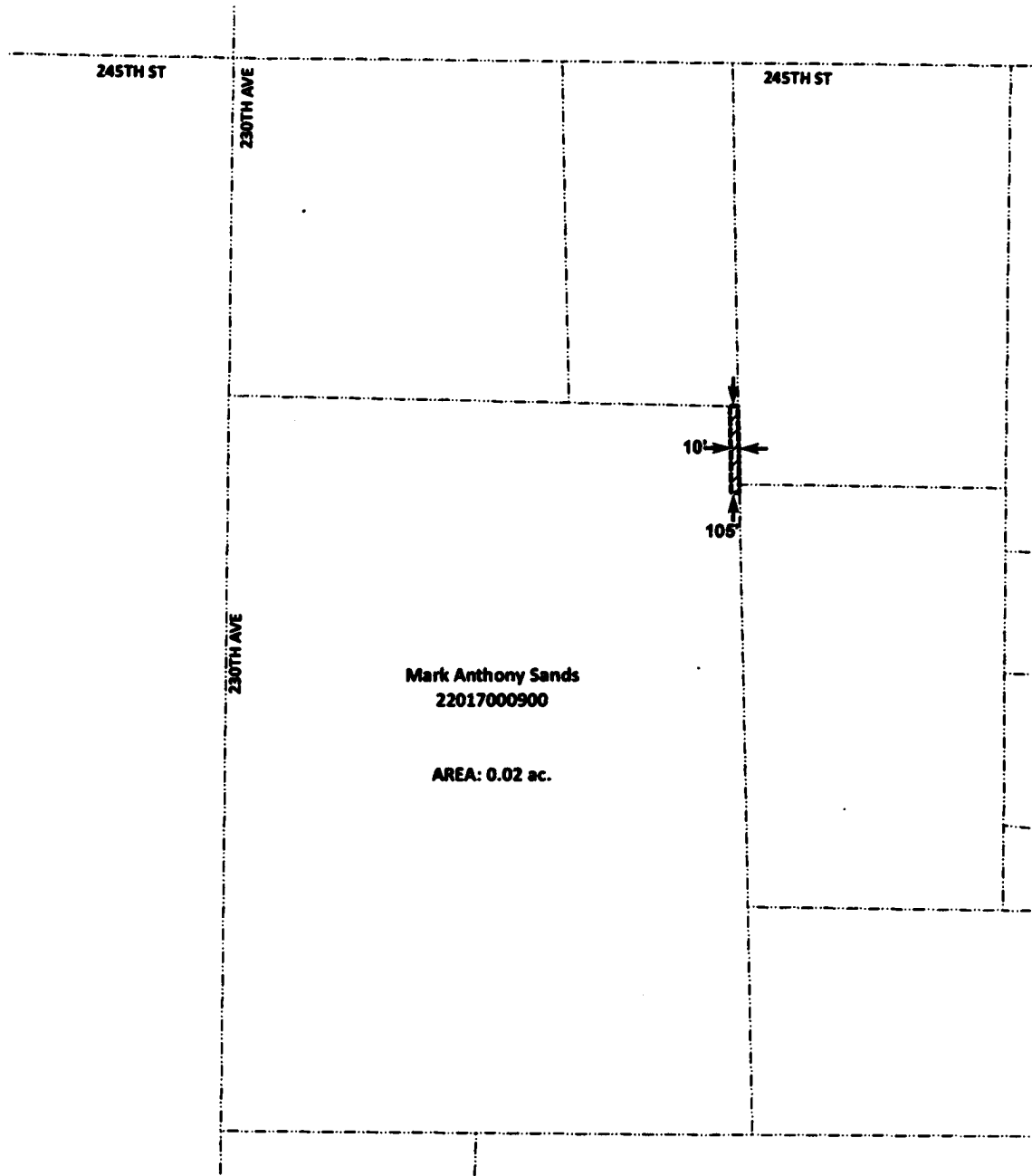
**Exhibit A**

The easement area being Ten (10) feet in width, being more particularly depicted on the attached Exhibit B, of the following-described real estate.

Lot Eight (8) of the Subdivision of part of the NW¼ of the SW¼ - Plat No. 3 Part of Lots 1, 2 & 3 of the Subdivision of part of the NW¼ of the SW¼ Section 17, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1379. (Subdivision Plan – Book 2019 Page 1379.)

# EXHIBIT B

A PART OF THE NW 1/4 SW 1/4  
SEC 17-T88N-R04W  
DELAWARE COUNTY, IOWA



0 75 150 300  
SCALE IN FEET

JCG LAND SERVICES, INC.  
1715 SOUTH G AVENUE  
NEVADA, IOWA 50201  
(515) 382-1698



JCG LAND SERVICES



**Alliant  
Energy**

www.jcgland.com

DRAWN: WATSON

2312 245TH EASEMENT

SCALE: 1" = 200'

DATE: 4/4/2025

PROPERTY LINE

EASEMENT AREA

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

EXHIBIT NOT TO SCALE