

BK: 2026 PG: 11  
Recorded: 1/5/2026 at 8:36:12.0 AM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Prepared by:** Vantage Point Solutions, 2211 N Minnesota Street, Mitchell, SD 57301 / 605-995-1777 /  
on behalf of Panora Communications Cooperative.

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**Return To:**

Panora Communications Cooperative  
114 E Main Street  
PO BOX 189  
Panora, IA 50216

**RIGHT-OF- WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Covered Bridge Estates Homeowners Association of Madison County Iowa, do hereby grant and convey to Panora Communications Cooperative of 114 E Main Street, Panora IA, 50216 and to its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such underground facilities as Interstate Cablevision may require for the provisioning of communications services upon, over, under and across the following described land which Grantor(s) own or in which Grantor(s) have any interest, situated in the County of Madison County, Iowa and more particularly described as follows:

**Legal Description of Premises:**

**Lots 1 through 46, inclusive, of Covered Bridge Estates, and Official Plat in Madison County Iowa.**

Panora Communication's Cooperative shall have the right of ingress and egress over and across the land of the Grantor(s) to and from the above-described property for the above-described purposes. Panora Communications Cooperative shall be responsible for all damage caused to Grantor(s) arising from Panora Communications Cooperative's exercise of the rights and privileges granted herein, including crop damage.

The Grantor and their Tenant shall be held harmless if facilities are accidentally damaged while performing generally accepted property maintenance by the Grantor or their Tenant as long as facilities are located per Iowa laws. Said hold harmless does not extend to contractors hired by Grantor or Grantee.

Grantor(s) reserve the right to occupy, use, and cultivate the land subject to this Easement for all purposes not inconsistent with, nor interfering with, the rights granted herein.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

The undersigned agree that all fiber optic cables, pedestals, and associated facilities necessary for provisioning of communications services, installed on the above-described premises at Panora Communications Cooperative's expense shall remain the property of Panora Communications Cooperative removable at the option of Panora

Communications Cooperative. When possible, Panora Communications Cooperative's facilities will be placed in the fence line and/or on the right-of-way line. If pedestals are needed, they will stand approximately four (4) feet above the ground and will not interfere with the cultivation of the land.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have executed this Easement on November 5  
(month and date), 2025.

Kurpan  
Authorized Representative

Kelly Sutton  
Authorized Representative

Kevin Johnson President  
Print Name and Title

Kelly Sutton - treasurer  
Print Name and Title

STATE OF Iowa

COUNTY OF Madison

ON this 5 day of November, 2025,

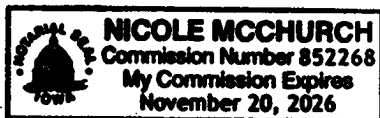
before me, Nicole McChurch, the undersigned officer, personally

appeared Kevin Johnson & Kelly Sutton known to me (or described in, and who executed the within instrument and acknowledge to me that he (or they) execute the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires: 11.20.2026

Nicole McChurch  
Notary Public





Vantage Point Solutions  
2023 10 Minnesota Rd. Madison, WI 53707

## Easement Area

Panora Communications Cooperative

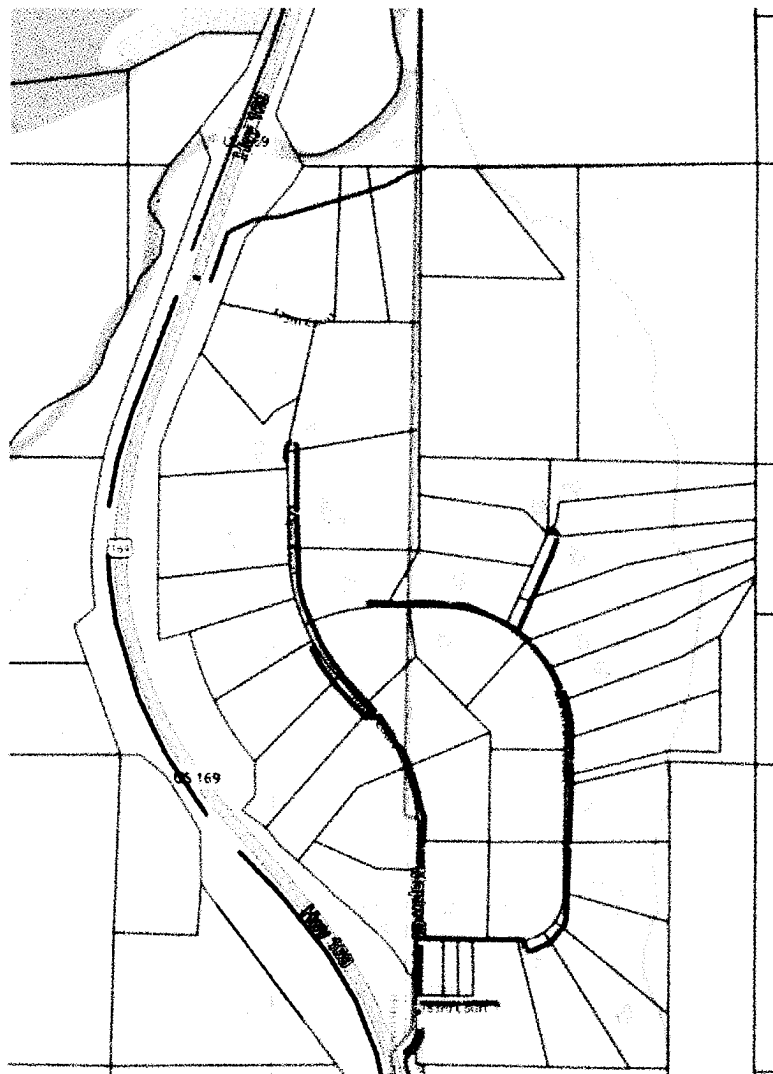
Section 13 Township 76N Range 28W  
Covered Bridge Estates Homeowners Association  
Madison County; Winterset, Iowa

Parcel Line  
Fiber Line

0 60 120 240 Feet



A twenty-foot (20') wide easement following the curve of the road for roads identified as Maple Court; Millstream Court; Meadow Valley Court; 183<sup>rd</sup> Court; and 176<sup>th</sup> Court, in the property listed and as pictures below.



Note: Property boundary lines, and fiber optic route are for illustrative purposes only and not intended as a surveyed depiction. All easement dimensions and locations are approximate.