

BK: 2026 PG: 2745
Recorded: 9/15/2026 at 8:05:44.0 AM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by and return to: Jenny Stevens 515-252-6731
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 657, Des Moines, IA 50306-8770

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

Folder No.	<u>130479</u>	State of	<u>IOWA</u>
Work Req. No.	<u>6427472</u>	County of	<u>MADISON</u>
Project No.	<u>CPKBBL1000000422</u>	Section	<u>06</u>
		Township	<u>77</u> North
		Range	<u>28</u> West of the 5 th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this 14 day of Sept, 2026, by and between **EARLHAM COMMUNITY SCHOOL DISTRICT** ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as:

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 6, Township 77, Range 28 West of the 5th P.M, Madison County, Iowa and more particularly described as follows to-wit: commencing 30 rods North of the Southeast corner of the West Half of the Northwest Quarter of said Section 6, and running thence South 30 rods, thence West 14 rods, thence North 19 rods and 7 feet, thence in a Northeasterly direction to the point of beginning (the "Property").

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across a portion of the Property as described on Exhibit A attached hereto (the "Easement Area"), to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and other reasonably necessary equipment incident thereto

(collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area

2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.
3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.
4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.
5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.
6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.
7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.
8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages,

losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this Easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this Easement, it is agreed between the parties that the law of the jurisdiction and location where this Easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this Easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.
11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.
12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.
13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.
14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.
15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signature Page Follows

IN WITNESS WHEREOF, this Easement is executed as of the date first above written.

Dated this 14 day of Sept, 2026

Earlham Community School District

Signed

Printed

Title

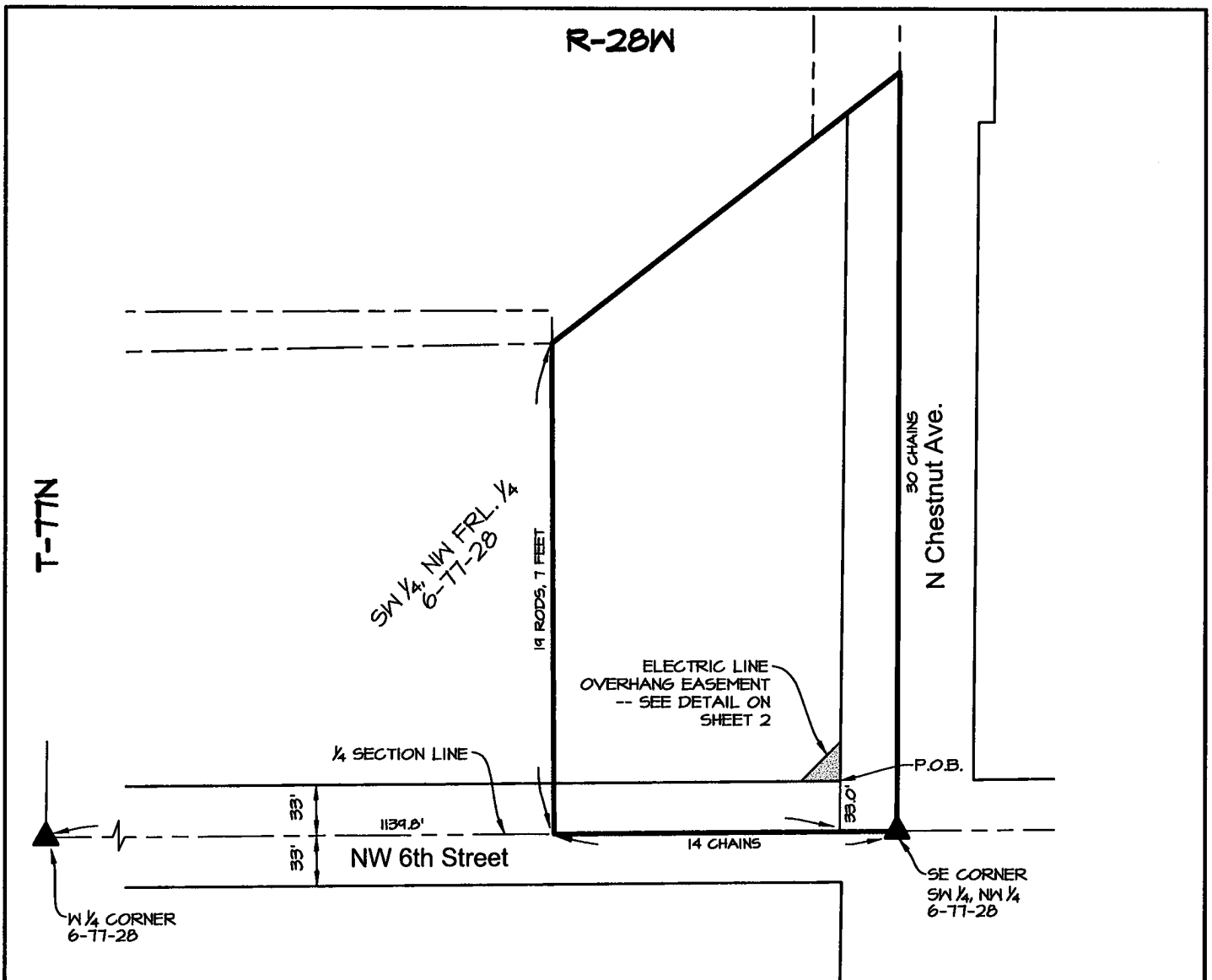
ACKNOWLEDGMENT

STATE OF Iowa)
) ss
COUNTY OF Medison)

This record was acknowledged before me on September 14, 2026, by
Steven Kaster as Superintendent of Earlham
Community School District.




Signature of Notary Public



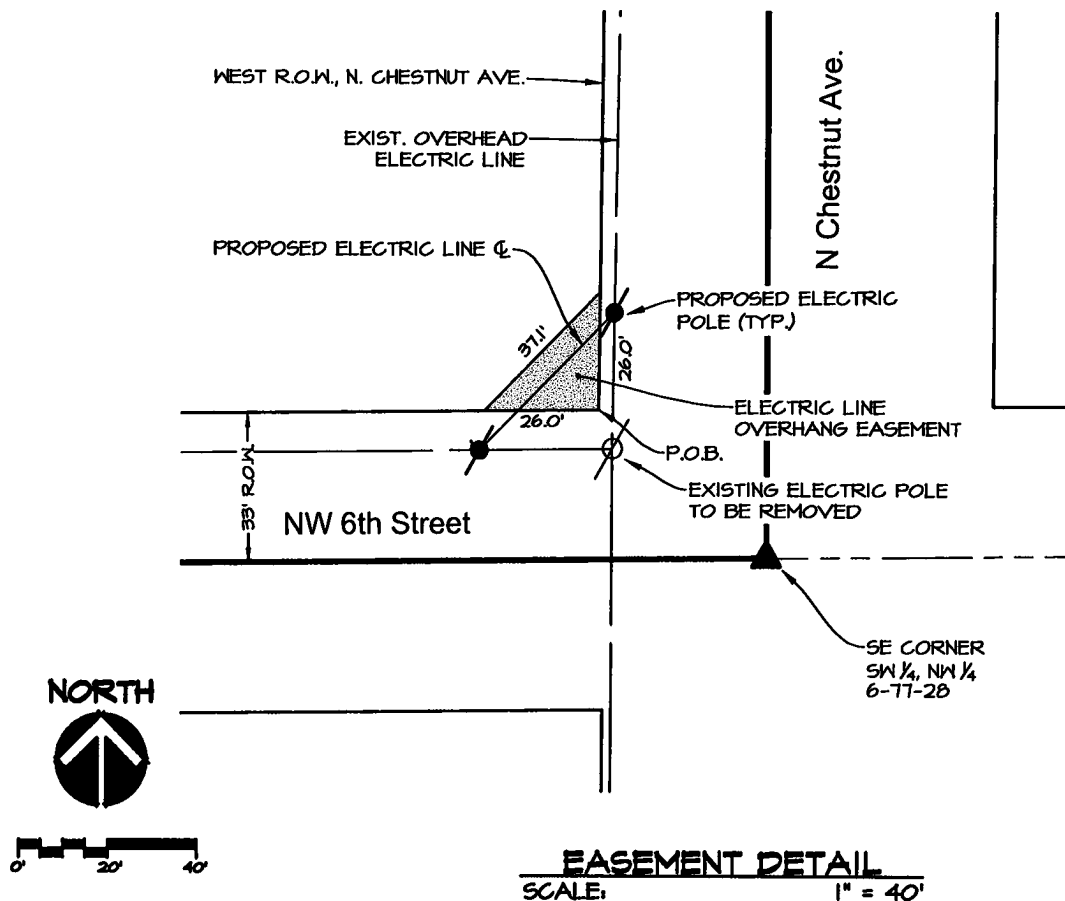
DRAWN BY: MMD	OWNER(S): EARLHAM COMMUNITY SCHOOL DISTRICT		
CHECKED: PJS			
APPROVED:		EXHIBIT "A" SHEET 1 OF 2	
DATE: 08-31-2026			
SCALE: 1" = 500'	MADISON COUNTY SECTION 6, T-77N, R-28W	TRACT NO. ECSD-001	
APPROVED:			

PARTIAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION SIX (6), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING 30 RODS NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION SIX (6), AND RUNNING THENCE SOUTH 30 RODS, THENCE WEST 14 RODS, THENCE NORTH 19 RODS AND 7 FEET, THENCE IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. 1/8

ELECTRIC LINE OVERHANG EASEMENT DESCRIPTION

COMMENCING AS A POINT OF REFERENCE AT THE W 1/4 CORNER OF SECTION 6, T-77N, R-28W OF THE 5TH P.M., CITY OF EARLHAM, MADISON COUNTY, IOWA; THENCE EAST, 1139.8 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 6 TO A POINT; THENCE NORTH 33.0 FEET TO A POINT ON THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NW 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF N CHESTNUT STREET AND BEING THE POINT OF BEGINNING; THENCE NORTH, 26.0 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE SOUTHWESTERLY, 37.1 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE EAST, 26.0 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 338 SQUARE FEET, MORE OR LESS.



DRAWN BY: MMD	OWNER(S): EARLHAM COMMUNITY SCHOOL DISTRICT		
CHECKED: PJS			
APPROVED:	MADISON COUNTY SECTION 6, T-77N, R-28W	EXHIBIT "A" SHEET 2 OF 2	TRACT NO. ECSD-001
DATE: 08-31-2026			
SCALE: 1" = 40'			
APPROVED:			