

This document was prepared by and after recording return to: Daniel T. Ketchum, Central Iowa Power Cooperative, 1400 Highway 13 SE, P.O. Box 2517, Cedar Rapids, IA 52406. Tel. (319) 366-4512

ELECTRIC TRANSMISSION LINE AND DRIVEWAY EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 16th day of September, 2026, by and between Joel R. Knutson and Kristin Knutson, husband and wife, owning property in Madison County, Iowa (hereinafter "Grantors") and CENTRAL IOWA POWER COOPERATIVE, an Iowa cooperative corporation with its principal place of business in Cedar Rapids, Iowa (hereinafter "Cooperative");

WITNESSETH:

WHEREAS, Grantors are the owners of record of the real estate in Madison County, Iowa, described as:

The West 17.43 acres of the Southwest Quarter of the Southwest Quarter of Section 9, in Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa.

Also currently known as: Parcel #520100966030000; and,

WHEREAS, Cooperative desires to obtain a permanent easement from Grantors over a portion of the described property, to construct, operate, and maintain electric transmission lines and/or systems and appurtenant facilities, as well as extending to the north and potentially widening the existing driveway on said property, and Grantors are willing to grant such an easement for said purposes; and,

WHEREAS, Grantors and Cooperative desire to set forth in this Agreement the terms and conditions pursuant to which Grantors shall grant to Cooperative an easement over the described property;

IT IS, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Grantors hereby grant to Cooperative, its successors and/or assigns, a permanent and perpetual easement over the property described as follows:

A strip of land approximately one hundred feet (100') in width running adjacent to and along the east property line of the West 17.43 acres of the Southwest Quarter of the Southwest Quarter of Section 9, in Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa (also currently known as Parcel #520100966030000).

As approximately shown in the attached Exhibit A.

to construct, erect, reconstruct, add to, relocate, rebuild, modify, change operating voltage, replace, repair, patrol, operate and maintain on the above described lands, overhead and/or underground system(s) for transmission and distribution of electric energy, data and/or communications which

may include, but not be limited to conductor, cables, static wires, guy wires, fiber optic cables, anchors, poles, lattice assemblies and other necessary appurtenant facilities as may be necessary in order to properly support, operate, and maintain said lines/systems, across and/or under the above described lands, all streets, roads, or highways abutting the Grantors' property. Cooperative shall have the right to license, permit or otherwise agree to the joint use of the rights granted herein within the Easement Area. Grantee shall also have the right to construct, maintain and extend north and possibly widen the existing driveway for access to Grantee's property identified as Parcel B in the Plat of Survey recorded August 27, 2026 in Book 2026 at Page 2572 with the Madison County Recorder.

2. All facilities placed by Cooperative in the easement area shall be owned by and remain the property of Cooperative.

3. Cooperative shall construct, operate, and maintain the transmission lines and appurtenant facilities in accord with the requirements of the National Electric Safety Code, the Iowa Electric Safety Code, and the Rules and Regulations of the Iowa Utilities Board. Additionally, Cooperative shall be responsible for the initial construction and upgrade of the driveway contemplated in this Easement. Cooperative shall also be responsible for future maintenance of the driveway. However, Cooperative will not be responsible for any snow removal from the driveway, unless it is necessary for Cooperative's own access to its substation and/or facilities.

4. Cooperative shall have the right to cut and trim trees and shrubbery within the easement area and to use chemical brush control procedures to the extent necessary so they will not interfere with or endanger the operation or maintenance of the transmission line located or to be located on adjoining property and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

5. Grantors agree that they will not place, or allow to be placed any building, structure, or object of any kind within the easement area without specific written authorization from Cooperative.

6. In addition to the easement area described in paragraph 1, Grantors grant to Cooperative the right to enter upon the property of Grantors in order to permit Cooperative to access the easement area and perform construction and maintenance work on the driveway, transmission line(s) and appurtenant facilities.

7. In consideration for the easement rights granted to Cooperative pursuant to this Agreement, Cooperative has paid Grantors an easement fee mutually agreeable to the parties. Said easement fee includes compensation for the right granted to Cooperative to cut and trim trees and shrubbery within the easement area. In addition to said compensation, Cooperative shall also pay Grantors for all damage to the property of Grantors caused by constructing, maintaining, replacing, rebuilding, repairing, or removing said driveway, transmission lines and facilities. Payment for damages shall be made at the completion of the work performed by Cooperative which resulted in said damages. The foregoing compensation amount is based upon the schedule of compensation maintained by the Cooperative. In the event the line(s) are required to be reconstructed or redesigned in such a way that additional poles, anchors, or other appurtenances are placed upon the property of the Grantors, then additional compensation shall be paid to Grantors based upon the schedule of compensation maintained by Cooperative at the time of such reconstruction or redesign.

8. The easement created by this Agreement shall be permanent and perpetual, shall be binding upon Grantors and Cooperative, and their respective successors, heirs, beneficiaries, devisees, grantees, tenants, and assigns, and shall run with the land.

9. Grantors shall have the right to cancel this Agreement by mailing to Cooperative a notice of cancellation by certified mail, with return receipt requested, to Cooperative's principal place of business. Said notice must be received by Cooperative within seven (7) days, excluding Saturday and Sunday, of the date of this Agreement. Subject only to the right of cancellation set forth in this paragraph 9, this Agreement shall be effective upon execution by the parties and shall continue in full force and effect until all of its terms and conditions have been fully performed. Grantors acknowledge that they have been informed by Cooperative of their right to cancel this Agreement prior to signing it, and they hereby acknowledge receipt from Cooperative of a duplicate copy of

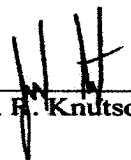
this Agreement which they may use as a "Notice of Cancellation." Cooperative agrees that it will not record this Agreement until after the cancellation period has expired. This right of cancellation may be exercised only once for this transmission line project.

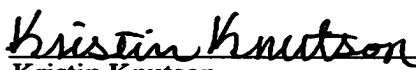
10. Subject only to the right of cancellation set forth in paragraph 9 above, this Agreement shall be effective upon execution by the parties, and shall continue in full force and effect until all of its terms and conditions have been fully performed. Further, it is contemplated by the parties that time is of the essence and that the subject line and driveway will be constructed within twenty-four (24) months from the date of Grantors' signing this Easement Agreement. Notwithstanding any other provision herein, if Cooperative has not commenced construction of the subject line and paid Grantors all sums due hereunder within 24 months of Grantors signing this Easement Agreement, then Cooperative will relinquish the easement rights created by this agreement, by either filing a Release of the recorded easement with the Madison County Recorder or if the easement has not yet been recorded, or Cooperative will destroy or void the original unrecorded easement.

11. In furtherance of the damage provisions herein and pursuant to Chapter 6B.52 of the Iowa Code, the Grantor shall have five years from the payment of the initial payment of any damages caused by the construction or maintenance of the subject line to renegotiate construction or maintenance damage not apparent at the time of the initial damages payment, if applicable. Neither this provision, nor Iowa Code 6B.52 provide for the renegotiation of the purchase price of the subject easement at a later date.

EXECUTED the day and year first above written.

GRANTORS: Joel R. Knutson and Kristin Knutson, husband and wife:

Name: 
Joel R. Knutson

Name: 
Kristin Knutson

STATE OF IOWA)
COUNTY OF Union) ss.

On this 14 day of September, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joel R. Knutson and Kristin Knutson, husband and wife, to me personally known to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.


Notary Public in and for the State of Iowa



NOTICE OF CANCELLATION

**TO: Central Iowa Power Cooperative
P.O. Box 2517
Cedar Rapids, Iowa 52406-2517**

The undersigned hereby cancel this Agreement.

DATED _____, 2026.

Joel R. Knutson and Kristin Knutson, husband and wife:

**Name: _____
Joel R. Knutson**

**Name: _____
Kristin Knutson**

