

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Preparer Information: Farmers Electric Cooperative Inc by
106 SE 6th St Greenfield, Iowa 50849 Ph: 641-743-6146 Or 1-800-397-4821

ELECTRIC LINE RIGHT-OF WAY EASEMENT

(Overhead)

COMPUTER	_____
RECORDED	_____
COMPARED	_____

Madison County Severy Twp 28 Range 13+24 Section

Know all men by these present, that the undersigned Gene Pomeroy for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the Farmers's Electric Cooperative, Inc., a cooperative, whose post office address is Greenfield, Iowa, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Madison and the State of Iowa, and more particularly described as follows;

See attachment

and to place, construct, operate, repair, maintain, relocate, and replace, thereon and in or upon all streets, roads or highways abutting said lands, and electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system 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.

In granting this easement it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner 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 person

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and the words used in the masculine gender shall be construed to read in the feminine.

IN THE WITNESS WHEREOF, the undersigned has set his hand and seal this 7/9/04 day of July, 2004.

Gene Pomeroy

State of Iowa :
Madison County :
Personally came before me this the 9 day of July, AD
2004, the above named Joan Welch, to me
known to be the same persons who executed the foregoing instrument and acknowledged
the same.

Joan Welch
Notary Public, State of Iowa

✓ Gene Pomeroy
610 W Green
Winterset IA
50273

REAL ESTATE TRANSFER

TAX PAID 15

STAMP #

\$ 210.40

MICHELLE UTSLER

RECORDER

12-8-00

DATE

MADISON

COUNTY

REC \$ 5.00

AUD \$ 10.00

R.M.F. \$ 1.00

COMPUTER ☒RECORDED ☒COMPARED ☒

007471

FILED NO.

BOOK 143 PAGE 331

2000 DEC -8 PM 12:06

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWAPreparer
Information

✓ JOHN E. CASPER

223 EAST COURT AVENUE

WINTERSET

(515) 462-4912

Individual's Name

Street Address

City

Phone

Address Tax Statement : Gene S. Pomeroy
3116 Garfield Avenue
Des Moines, Iowa 50317SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED and no/100 (\$131,600.00)
Dollar(s) and other valuable consideration,

ANTHONY F. SANTORO and SHARON R. SANTORO, husband and wife,

do hereby Convey to

GENE S. POMEROY and SHERRE L. POMEROY, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in MADISON County, Iowa:

The North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-four (24) and the South Half (1/2) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND the South 25 feet of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the East 20 acres of the North Half (1/2) of the Northwest Quarter (1/4) and the South 25 feet of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 20.75 acres, as shown in Plat of Survey filed in Book 3, Page 640 on October 25, 2000, in the Office of the Recorder of Madison County, Iowa; and an easement for road purposes to the Grantees herein, their heirs and assigns, over and across the following-described real estate, to-wit: The South 30 feet of all that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., which lies East of the East line of the public highway running North and South through said 40 acre tract and also across the following-described tract, to-wit: Commencing at the Southwest corner of the North Half (1/2) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28), running thence N. 30 feet, thence in a Southeasterly direction to a point 30 feet East of the place of beginning, thence West to the place of beginning; all rights granted under the foregoing easements are to terminate and shall no longer exist if said right of way is not used for road purposes over a period of 2 years and the Grantee and all subsequent owners shall construct, repair, and maintain all fences required for the use of said easement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa

Dated: NOVEMBER 27, 2000

MADISON COUNTY,

SS:

On this 27 day of NOVEMBER
2000, before me, the undersigned, a Notary
Public in and for said State, personally appeared
ANTHONY F. SANTORO and SHARON R. SANTORO

ANTHONY F. SANTORO (Grantor)

SHARON R. SANTORO (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)



Carol Landis Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)