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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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Prepared by and return to: Brian Knights, MidAmerican Energy Company, Right of Way Services
P.O. Box 657, Des Moines, Iowa 50303

**MIDAMERICAN ENERGY COMPANY
OPTION FOR ELECTRIC LINE EASEMENT**

Tract No. RO53

State of Iowa, County of Madison

Legal Description: NE ¼ Section 15, Twp 77N, R 26W

Project No. 32162

OPTION AND EASEMENT

The undersigned owner(s), Helena Meade Bell A/K/A Helena E. Bell and
the undersigned tenant(s), NA, collectively and individually,
hereinafter referred to as "Grantor", in consideration of the sum of Four
Thousand Eight Hundred Ten Dollars and No/100

(\$ 4,810.00) receipt of which is hereby
acknowledged, grant to **MIDAMERICAN ENERGY COMPANY**, an Iowa
corporation, its successors and assigns, hereinafter referred to as "Company", the right,
for and during the period of twenty-four (24) months from the date hereof, to acquire for
the further consideration of Nineteen Thousand Two Hundred Forty Dollars and
No/100 (\$ 19,240.00) hereinafter referred to as an "Option", upon
exercise of said Option and as hereinafter agreed to, a perpetual right-of-way easement
upon, over, under, across, and along the land situated in the County of Madison, State of
Iowa, and as more specifically described and shown on the attached Exhibit A, and by
this reference made a part hereof.

This right of way grant is for the purposes of constructing, reconstructing, patrolling,
operating, maintaining and removing electric lines to be located on said premises,
including the necessary pole structures, wires, and other appurtenances for the
transmission and distribution of electric energy and communications, together with the
power to extend to any other party the right to use, jointly with the Company, any
structure placed pursuant to the terms hereof, such lines to form a part of an electric
transmission and distribution system.

Company shall have the irrevocable right, commencing upon the date of the exercise of this Option, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to trim or remove any trees or other vegetation growing in said easement area which, in the judgment of Company, may interfere with or endanger said electric lines; to install access gates to said easement area in the fences on the property of Grantor, and of ingress and egress over said land.

Damages to fences, livestock, crops or other property of Grantor, their successors and assigns, by Company while exercising any of the rights granted herein shall be paid by Company to the party damaged.

Subject to the rights of Company hereunder, Grantor shall have the right to cultivate, use and occupy the easement area hereinbefore described except that no structure or object, permanent or temporary, shall be erected, no wells shall be drilled, no storage of materials of any kind, nor shall any ground elevation changes be made, on said easement area without the written consent of Company, that no brush or other inflammable materials shall be deposited or accumulated or burned upon said easement area, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board or its successor.

Upon exercise of the Option, all the foregoing provisions shall constitute the easement granted to the Company by Grantor.

LICENSE

During the period of the Option granted herein, Company shall have the irrevocable right, commencing upon the date of the execution of this instrument, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim and spray any trees and shrubs growing in or adjacent to the above-described easement area as may be necessary, in the judgment of Company, to conduct the aforementioned surveys and investigations; and of ingress and egress over said land of Grantor.

Damages to fences, livestock, crops or other property of Grantor, their successors and assigns, by Company while exercising any of the rights granted herein shall be paid by Company to the party damaged.

Subject to the rights of Company hereunder, Grantor shall have the right to cultivate, use and occupy the easement area hereinbefore described except that no structure or object, permanent or temporary, shall be erected, no wells shall be drilled, no storage of materials of any kind, nor shall any ground elevation changes be made, on said easement area without the written consent of Company, that no brush or other inflammable materials shall be deposited or accumulated or burned upon said easement area, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board or its successor.

EXTENSION OF OPTION

The Company shall have the right, at the sole option of the Company, to extend the herein granted Option for a period of six months; said extension shall commence immediately upon expiration of the original Option. Consideration for said extension shall be Five Hundred Dollars (\$500.00), and shall be payable at the time of such extension.

EXERCISE OF OPTION

The Option granted herein shall be deemed exercised by Company, and the easement rights agreed upon herein shall be deemed granted, upon the recording of a Notice of Exercise of Option in the office of the Recorder of Deeds in the county in which the property is situated. A copy of the Notice of Exercise of Option shall be deposited in the United States mail in a prepaid sealed envelope addressed to Grantor at their last known address. A check, payable to Grantor in the amount of the further consideration stated above, shall accompany the Notice of Exercise of Option to the Grantor first above named.

TERMINATION OF OPTION

If the Company shall not elect to exercise the Option herein, or shall fail to exercise same within the time(s) hereinbefore provided, the Option shall terminate without further action and all rights granted hereunder shall become null and void.

It is mutually understood and agreed that this instrument 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.

Signed, sealed and delivered this 2nd day of NOVEMBER, 2025

GRANTOR/OWNER:

James L. Bell for Helena Meade Bell
James L. Bell for Helena Meade Bell
By Power of Attorney

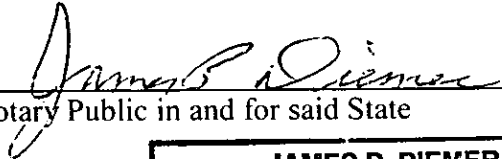
GRANTOR/TENANT:

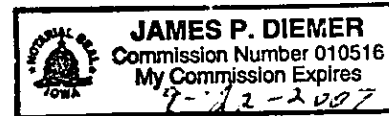
NA

ACKNOWLEDGEMENT

STATE OF Iowa)
COUNTY OF Madison) ss

On this 2nd day of November 2005, before me, a Notary Public, personally appeared **James L. Bell** acting as Power of Attorney on behalf of **Helena Meade Bell** to me known to be the person(s) named in and who executed the foregoing instrument, and is authorized to execute said easement, and acknowledged that he executed the same as his voluntary act and deed


Notary Public in and for said State



ACKNOWLEDGMENT

STATE OF Iowa)
COUNTY OF Madison) ss

On this ____ day of ____ 2005, before me, a Notary Public, personally appeared ____ and, ____ to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that (he)(she) executed the same as a voluntary act and deed.

Notary Public in and for said State

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

On this ____ day of ____ 2005, before me, a Notary Public, personally appeared ____ to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that (he)(she)(they) executed the same as a voluntary act and deed.

Notary Public in and for said State

