

Deed Record, No. 96, Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA 66-4316

Cornell Leeper et al.,
To

#1696

Filed for record the 12 day of December A.D.
1968 at 10:05 o'clock A. M.

Iowa Power & Light Co.

Fee \$2.50

Mary E. Welty, Recorder

TRANSMISSION LINE EASEMENTParcel No. 61-40
Draft No. 4350-A

Job No. 21-41-4986

Located in State of Iowa County of Madison
Township 76 North Range 28 West of the 5th P.M.
Section 15 & 16

KNOW ALL MEN BY THESE PRESENTS: The undersigned Owners, Cornell Leeper, a single person; Charlotte I. Flannery, a single person; and Paul E. Perkins and Gladys C. Perkins, husband and wife and the undersigned Tenant, -- (hereinafter called the Grantor(s), in consideration of the sum of One Dollar and other valuable considerations in hand paid, do hereby grant to Iowa Power and Light Company, an Iowa corporation (hereinafter called the Grantee,) the perpetual right and easement to construct, reconstruct, repair, maintain, operate, inspect, patrol and remove a line or lines of towers or poles or both (which may be erected at different times) for the transmission and supply of electric current and for telephone use, with wires and cables upon and from the same and all necessary foundations, anchors, guys, braces, fittings, equipment and appurtenances including a buried ground wire, and such footbridges, causeways and ways of access, if any, as may be reasonably necessary for the convenient construction, repair, maintenance, operation, inspection, patrolling and removal of said lines over, along, across and under the following described premises situated in Madison County, Iowa, to-wit:

Lots 2 and 3 of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) and Lot 6 of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 15; and the South three-fourths of the Southeast Quarter of the Northeast Quarter (S $\frac{3}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) and the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 16, all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

The transmission line shall be located within a strip of land 150 feet in width across the above described property and properties adjacent to it. The centerline of the said strip shall enter the property at a point approximately 530 feet North of the Southeast corner of Lot 6 of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 15, thence running Southwesterly to a point approximately 60 feet North of the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 16.

The center line of the easement shall be fixed precisely by the location of the center line of the transmission facilities as actually constructed, and the easement shall be limited to a continuous strip of land one hundred fifty (150) feet in width, said strip being seventy-five (75) feet on each side of the center line of the transmission line structures.

The Grantor warrants and covenants unto Grantee that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above described land and has full right and authority to validly grant this easement, and that Grantee may quietly enjoy the premises.

Grantee is given the right reasonably to trim, cut and clear away any trees, limbs, brush, structures or other obstructions whether located on the above described easement property or adjacent to and overhanging the same, wherever in its judgment such will interfere with or endanger the construction, operation or maintenance of said lines and to renew, replace, add to and otherwise change the lines and any part thereof and all appurtenances thereto and the location thereof within the easement property; and to pass along the easement property to and from adjoining lands and to have reasonable access to said property from Grantor's adjoining lands. The Grantee may erect and use gates in all fences which cross or which shall hereafter cross the route of said lines.

In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences or other property of the undersigned by the construction, operation, maintenance, inspection, patrolling or removal of said line or lines. Grantor(s) covenants that no act will be permitted within the easement property which is inconsistent

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with the rights hereby granted; that no building or structures will be erected upon said property and that the present grade or ground level thereof will not be changed by excavation or filling.

Grantee, its contractor or agents, may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement but the easement shall not otherwise be operative nor shall construction begin until the full consideration is paid as hereinafter provided.

The Grantor(s) acknowledges payment of \$160.00 hereunder and it is agreed that if the additional sum of \$1,530.00 is paid the undersigned Grantor(s) within 180 days from date hereof or the release of this easement from any liens or encumbrances of record, whichever date is later, this agreement shall become binding upon all parties hereto but shall terminate upon the permanent removal or abandonment of all lines and appurtenances of Grantee upon the easement property. If the additional amount of consideration is not paid within the time above stated, then the initial payment shall be forfeited to the Grantor(s) and both parties shall be released from all further obligation hereunder.

This agreement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Dated this 21st day of August, 1968.

Charlotte I. Flannery
Charlotte I. Flannery
Corneil Leeper
Corneil Leeper

Paul E. Perkins
Paul E. Perkins
Gladys C. Perkins
Gladys C. Perkins

ACKNOWLEDGMENT

STATE OF IOWA COUNTY OF MADISON) SS

On this 14th day of November, A.D., 1968, before me, a Notary Public in and for said County and State, personally appeared Corneil Leeper, a single person, and Charlotte I. Flannery, a single person to me known to be the person(s) who is (or are) named in and who executed the foregoing instrument, and acknowledged they they executed the same as their voluntary act and deed.

(NOTARIAL SEAL)

Milo Jones Notary Public
in and for said County and State
Milo Jones

ACKNOWLEDGMENT

STATE OF WISCONSIN COUNTY OF BROWN) SS

On this 29th day of November, A.D., 1968, before me, a Notary Public in and for said County and State, personally appeared Paul E. Perkins and Gladys C. Perkins, husband and wife to me known to be the person(s) who is (or are) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL
SEAL

Omar H. Kuschel Notary Public in and
for said County and State
Brown County, State of Wisconsin
Omar H. Kuschel

Witness my hand and seal the 12 day of December A.D.