

Deed Record, No. 88, Madison County, Iowa

BOONE BLANK BOOK CO., BOONE, IOWA. 1411-54

John D. & June N. Kaser
To

#3814

Filed for record the 16 day of October
A. D. 1956 at 10:15 o'clock A. M.

Iowa Power & Light Company

Fee \$ 1.80

Mary E. Welty, Recorder

GAS PIPELINE EASEMENT

C.W.O. N o. 00-62-2226
Parcel No. 1
Winterset High Pressure Gas Line

Sections 1 & 6 Township 75 North
Range 28 West of the 5th P. M.
Madison County

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar (\$1.00) in hand paid by Iowa Power and Light Company, an Iowa Corporation, Grantee, receipt of which is hereby acknowledged, and the further consideration of \$753.00 to be paid when the right to lay pipeline is exercised by Grantee on the property herein described, the undersigned, June N. Kaser and John D. Kaser, wife and husband, their heirs, executors, administrators, and assigns, Grantors, do hereby grant to Iowa Power and Light Company, its successors and assigns the right of way to lay, maintain, operate, repair and remove an underground pipe for the transportation of gas through and across certain property of the grantors described below, together with ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this grant.

The South Half (S½) of the Northeast Quarter (NE¼) of the Northeast Fractional Quarter (NE Fr. ¼) of Section 1, Township 75 North, Range 28 West of the 5th P. M., (except commencing at the northeast corner of the said Section 1, running thence South 89°54' West, 657.0 feet, thence due South 667.0 feet to the point of beginning, thence continuing due South 383.0 feet, thence South 16°53' West, 745 feet, thence South 89°40' West, 638.4 feet, thence due north 457.0 feet, thence North 89°54' East, 660.0 feet to the point of beginning); and all that part of the North Half (N½) of the Northwest Fractional Quarter (NW Fr. ¼) of Section 6, Township 75 North, Range 27 West, lying west of the public highway and the Southeast Quarter (SE¼) of the Northeast Fractional Quarter (NE Fr. ¼) of Section 1, Township 75 North, Range 28 West of the 5th P. M., all in Madison County, Iowa.

The pipeline to be located on a strip of ground 30 feet in width across the above described property, the centerline of the said strip to extend from a point on the south line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 1, approximately 15 feet east of the east right of way line of the existing road, thence northerly parallel with and approximately 15 feet east of said east line of road, a distance of approximately 1335 feet to a point on the South Corporation Line of the Town of Winterset, Iowa, approximately 21 feet east of the east right-of-way line of existing street, thence northerly approximately 88 feet, thence easterly a distance of approximately 1535 feet, thence northeasterly a distance of approximately 380 feet to the gas reducing station as now located in the Northwest Fractional Quarter (NW Fr. ¼) of Section 6, Township 75 North, Range 27 West of the 5th P. M., Madison County, Iowa.

Grantors, their heirs or assigns to fully use and enjoy said premises, except for the purposes hereinbefore granted to the said Grantee. In consideration of said grant Iowa Power and Light Company hereby agrees to repair or pay for any damages which may be caused to growing crops, fences or other improvements or personal property belonging to the undersigned from the construction, maintenance, operation or removal of said pipeline. In further consideration of said grant, Iowa Power and Light Company will tap the said pipeline along its described run across Grantor's property, to provide gas to Grantors, their heirs and assigns, provided service and gas appliance installations meet reasonable safety standards. Grantee, assumes no responsibility for defects in equipment beyond the metering point, faulty installation or subsequent deterioration of such equipment. The service tap or taps will be provided at any time during the operating life of the pipeline upon reasonable notice by Grantors, their heirs and assigns. The service piping and appliances connected thereto to be paid for and owned by Grantors, the pressure regulating equipment at the tap and the meter to be paid for and owned by Grantee. In the event the above described property or a part or it is subdivided into a number of smaller tracts, the Company reserves to itself the right to provide gas to those properties either through service taps on the pipeline herein contemplated or by a low pressure gas main or mains (with service piping connected thereto) extended out from and forming a part of the existing Winterset gas distribution system.

Not Designated to
Iowa, Gas Co.
See Deed Rec 119-203

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BOONE BLANK BOOK CO., BOONE, IOWA 14111-54

Dated this 8 day of October, 1956, at Oakdale, Iowa,

John D. Kaser
June N. Kaser

STATE OF IOWA COUNTY OF JOHNSON) SS.

On this 8 day of October, A.D. 1956, before me a Notary Public personally appeared John D. Kaser and - to me known to be the person who is named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

(NOTARIAL SEAL)

Milo D. Wynn Notary Public
My Commission Expires July 4, 1957

STATE OF IOWA, MADISON COUNTY, ss:

On this 9th day of October, A.D. 1956, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared June N. Kaser to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL
SEAL

Shirley A. Webster Notary Public
within and for said County