

Deed Record, No. 78, Madison County, Iowa

A. W. Callison et al

#4114

Filed for record the 6 day of November
A.D. 1942 at 9:56 o'clock A.M.

Fee \$.90 ✓

Pearl E. Shetterly, Recorder

To
Iowa Power and Light Co.GRANT OF RIGHT-OF-WAY

Easement No 383

For and in consideration of the sum of Twenty-five and no/100 Dollars (\$25.00), receipt of which is hereby acknowledged, and the further consideration of Two Hundred and no/100 Dollars (\$200.00), to be paid to A. W. Callison by IOWA POWER & LIGHT COMPANY, when and as construction of the transmission line hereinafter described shall commence, the undersigned does hereby grant, convey and warrant unto said Iowa Power & Light Company, its successors, assigns and lessees, the right and easement to erect, construct, reconstruct, operate and maintain, under varying conditions of operation, renew or remove an electric transmission and distribution line, consisting of wood and metal poles, anchors, guys, cross arms, insulators, conductors, and other equipment appurtenant thereto, for the transmission and distribution of electric energy in, upon, across, over and beyond certain lands owned by the grantor, situated in Madison County, Iowa, more particularly described as follows, to-wit:

Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and
the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$)
and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter
(NW $\frac{1}{4}$) of Section Six (6), Township Seventy-six (76) North,
Range Twenty-eight (28) West of the 5th P.M.,

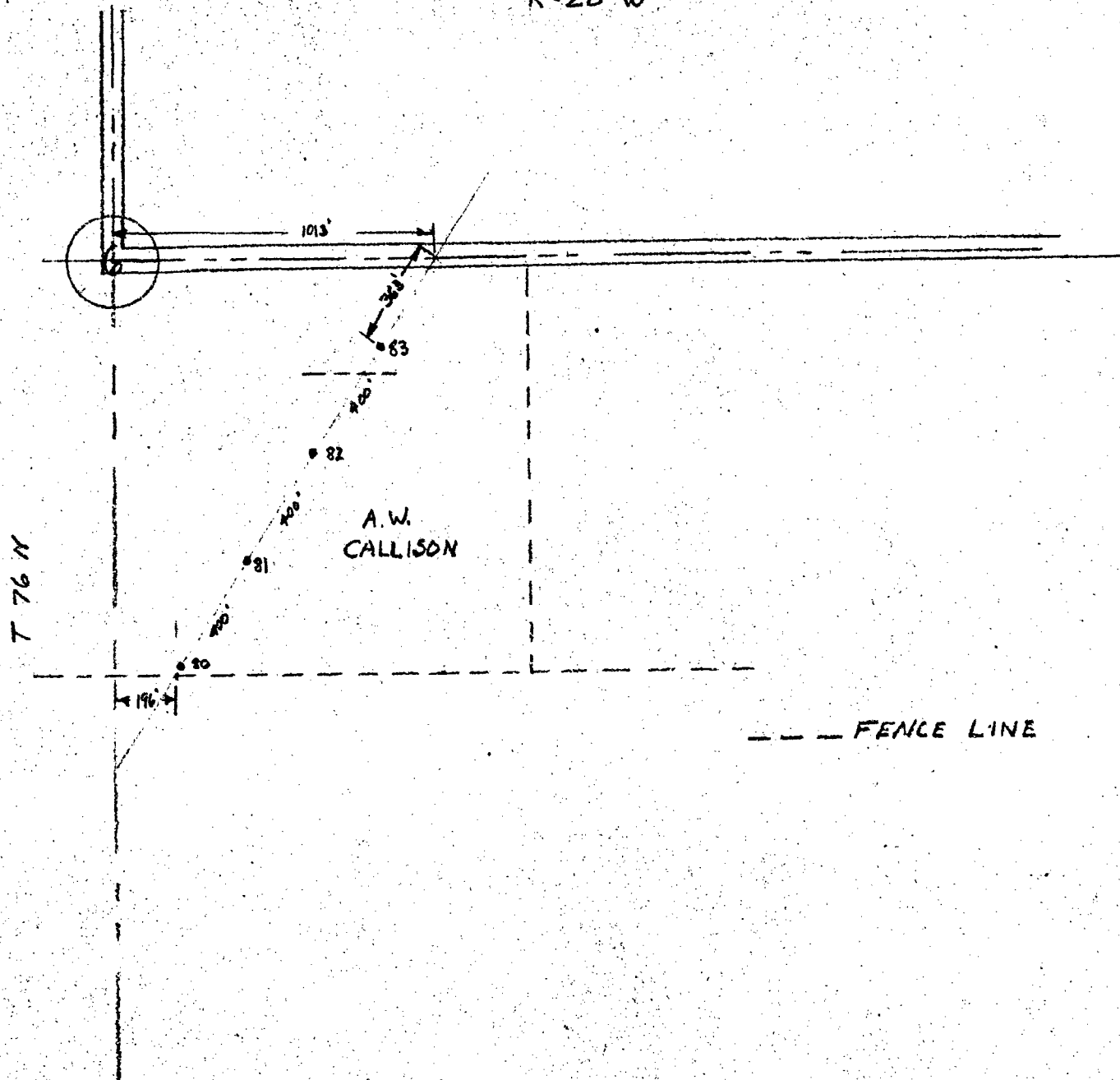
together with the right of ingress to and egress from said lands over the lands of the grantor, and the right to trim or remove such trees, branches, bushes or shrubs as may interfere with the safe, proper and expeditious erection, construction, maintenance, operation and reconstruction, under varying conditions of operation and maintenance, renewal, removal or repair of said line, or any part thereof. Said transmission line shall enter the premises above described at a point described as follows, to-wit: One Thousand ^{and} Thirteen feet (1013') East of the Northwest corner thereof, and shall continue in a south and southwesterly direction across the premises above described, and shall leave the premises at a point described as follows, to-wit: One Hundred Ninety-six feet (196') East of the Southwest corner thereof.

The course of said transmission line, together with the number and location of the poles, anchors and guys to be erected on the land above described, is shown by a plat and blueprint thereof, which is hereto attached, marked Exhibit "A", and by this reference specifically made a part of this instrument. This instrument shall not confer the right to maintain any poles, guys or anchors, the location of which is not disclosed in the plat, Exhibit "A", hereto attached.

In the event that construction of the transmission line shall not commence within one year from the date of this instrument, then the grant herein contained shall terminate, and be of no force or effect, and grantor shall retain the initial payment referred to above, and Iowa Power & Light Company shall be under no obligation to construct said transmission line, or any part thereof. In the event that after erection, the transmission line above mentioned is entirely removed from the premises, and the same is abandoned by the grantee, or its successors or assigns, then the easement herein granted shall terminate, and be of no further force or effect.

The grantee, Iowa Power & Light Company, shall repair any damage to property of grantor, or at grantor's option ^{pay} to grantor the fair and reasonable value of such repairs, and shall pay any damages which may be caused to any crops or other property of grantor by the erection, reconstruction, operation and maintenance under varying conditions of operation, renewal and removal of said line, said damages, if not mutually agreed upon, shall be ascertained by three disinterested persons, one of whom shall be selected by each, grantor and grantee, their heirs, successors or assigns and the third by the two so-selected. The damages determined by such persons or a majority of them, shall be conclusive as to the facts.

R-28 W



IOWA POWER AND LIGHT COMPANY	
A.W. CALLISON PROPERTY IN SE 1/4 OF SEC 6 T 76 N R 28 W	
DRAWN BY	DATE 4-30-42
CHECKED BY	SCALE 1"=500'
CHECKED BY	AFE 225
APPROVED	9

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WITNESS, the hand and seal of the grantor this 21st day of May, A.D. 1942.

Ed. 5/27/42
ck: # 22560
Vo: # 8-18

A. W. Callison
Iva B. Callison

STATE OF IOWA MADISON COUNTY)SS

On this 21st day of May, A.D. 1942, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came A. W. Callison and Iva B. Callison, husband and wife personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the date last above written.

NOTARIAL
SEAL

Shirley A. Webster Notary Public
Within and for Said County