

Deed Record, No. 78, Madison County, Iowa

Annis J. Clampitt

#4115

Filed for record the 6 day of November
A.D. 1942 at 9:58 o'clock A.M.

Fee \$.90 ✓

Pearl E. Shetterly, Recorder

Iowa Power & Light Company.

GRANT OF RIGHT-OF-WAY

Easement No. 381

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 Three Hundred Twenty-five and no/100 Dollars (\$325.00), to be paid to Annis J. Clampitt 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:

Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), 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: Three Hundred Twenty-four feet (324') South of the Northeast 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: Twelve Hundred Ninety feet (1290') East of the Southwest corner of the Northwest Fractional Quarter (NW $\frac{1}{4}$) of the Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of 5th P.M.

The course of said transmission line, together with the number and location of 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

R 28 W

A. J. CLAMPETT

S.M. DRAKE

S.M. DRAKE

1290' NTS

ANCHOR

390'

78°

390'

77°



76°

390'

ANCHOR

ANCHOR

IOWA POWER AND LIGHT COMPANY

A. J. CLAMPETT - PROPERTY IN NW 1/4 SEC 7
AND S.W. 1/4 SEC 6 T 76 N R 28 W.

DRAWN BY *pl*

DATE 4-30-42

CHECKED BY *pl*

SCALE 1"=500'

CHECKED BY

AFE 225

APPROVED

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ACRES-BLACKMAR CO., BURLINGTON, 23057

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.

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

Pd. 5/27/42

Ck # 32559

Vo. # 5-18

Annis J Clampitt

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 Annis J. Clampitt, a widow and unmarried personally to me known to be the identical person whose name is affixed to the above instrument as grantor and acknowledged the execution of the same to be her 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.

Shirley A. Webster Notary Public
Within and For Said County