

Instr. Number: 2023-0773
Recorded: 5/24/2023 at 2:01:35.0 PM
County Recording Fee: \$47.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$50.00
Revenue Tax:
Deborah McDonald Recorder
Greene County, Iowa

Prepared By:

Return To:

Adam Walderbach - JCC Land Services, Inc. 1719 South G Avenue Nevada, IA 50201

(515) 502-1690
(515) 502-1690

SPACE ABOVE THIS LINE FOR RECORDER

UNDERGROUND ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **The Gordon L. Wertz bypass trust AND the Dorothy C. Wertz Trust**, ("Grantor(s)"), ADDRESS: [REDACTED] do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, ("Grantee") a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the "Line" or "Lines") for transmitting electricity, communications and all corporate purposes of Grantee together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of Greene, and the State of Iowa:

See Attached Exhibit A, page 7

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of the Line or Lines.

Grantee, its contractor or agent, may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Line or Lines, under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this 12 day of May, 2023.

GRANTOR(S): GORDON L. WERTZ BYPASS TRUST

By: Nancy Jane Finn
Nancy Jane Finn, Trustee

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN MATEO ss:

On this 12th day of MAY, AD. 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared

NANCY FINN

_____ to me personally known
or X provided to me on the basis of satisfactory evidence

to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL Alexis Roman
(Sign in Ink)
ALEXIS ROMAN
(Print/type name)

Notary Public in and for the State of CALIFORNIA
My Commission Expires: 11/13/2026

CAPACITY CLAIMED BY SIGNER

_____ INDIVIDUAL
_____ CORPORATE
Title(s) of Corporate Officer(s):

_____ N/A
_____ Corporate Seal is affixed
_____ No Corporate Seal procured

_____ PARTNER(s)
_____ Limited Partnership
_____ General Partnership

_____ ATTORNEY-IN-FACT
_____ EXECUTOR(s),
_____ ADMINISTRATOR(s),
X or TRUSTEE(s):
_____ GUARDIAN(s)
_____ or CONSERVATOR(s)
_____ OTHER

SIGNER IS REPRESENTING:
List name(s) of persons(s) or entity(ies):

Gordon L. Wertz bypass trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



Signed this 15 day of March, 2023

GRANTOR(S): GORDON L. WERTZ BYPASS TRUST

By: 
William Wertz, Trustee

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss:

On this _____ day of _____, AD. 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared

_____ to me personally known

or _____ provided to me on the basis of satisfactory evidence

to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL _____
(Sign in Ink)

(Print/type name)

Notary Public in and for the State of _____

My Commission Expires: _____

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL

CORPORATE
Title(s) of Corporate Officers(s):

N/A

Corporate Seal is affixed

No Corporate Seal procured

PARTNER(s)

Limited Partnership

General Partnership

ATTORNEY-IN-FACT

EXECUTOR(s),

ADMINISTRATOR(s),

X or TRUSTEE(s):

GUARDIAN(s)

or CONSERVATOR(s)

OTHER

SIGNER IS REPRESENTING:

List name(s) of persons(s) or entity(ies):

Gordon L. Wertz bypass trust

" See Attached "
Notarial Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO

On 03/15/2023 before me, MERWYN M. POBLETE JR NOTARY PUBLIC
(insert name and title of the officer)

personally appeared WILLIAM WERTZ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Signed this 3rd day of April, 2023.

GRANTOR(S): GORDON L. WERTZ BYPASS TRUST

By: Joseph Ghidossi, Trustee

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss:

On this _____ day of _____, AD. 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared

_____ to me personally known

or _____ provided to me on the basis of satisfactory evidence

to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL _____
(Sign in Ink)

(Print/type name)

Notary Public in and for the State of _____

My Commission Expires: _____

*see attached CA notarial certificate
Christina French*

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL

CORPORATE
Title(s) of Corporate Officers(s):

N/A

Corporate Seal is affixed

No Corporate Seal procured

PARTNER(s)

Limited Partnership

General Partnership

ATTORNEY-IN-FACT

EXECUTOR(s),

ADMINISTRATOR(s),

X or TRUSTEE(s):

GUARDIAN(s)

or CONSERVATOR(s)

OTHER

SIGNER IS REPRESENTING:
List name(s) of persons(s) or entity(ies):

Gordon L. Wertz bypass trust

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Contra Costa }

On 04/03/2023 before me, Christina French, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Joseph Ghidossi
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Christina French
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact


☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signed this 23 day of March, 2023

GRANTOR(S): DOROTHY C. WERTZ TRUST

By: 
Van Pham, Trustee

ALL PURPOSE ACKNOWLEDGMENT


STATE OF California
COUNTY OF San Francisco ss:

On this 23rd day of March, AD. 2023, before me,
the undersigned, a Notary Public in and for said State, personally
appeared

Van Thuy Pham

_____ to me personally known
or ☒ provided to me on the basis of satisfactory
evidence

to be the persons(s) whose name(s) is/~~are~~ subscribed to the within
instrument and acknowledged to me that ~~he/she/they~~ executed the
same in ~~his/her/their~~ authorized capacity(ies), and that by
~~his/her/their~~ signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the
instrument.

NOTARY SEAL 
(Sign in Ink)

Gloria Lai
(Print/type name)

Notary Public in and for the State of California
My Commission Expires: April 19, 2026

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE
Title(s) of Corporate Officers(s):

☐ N/A
☐ Corporate Seal is affixed
☐ No Corporate Seal procured

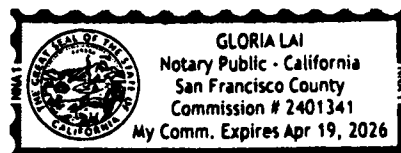
☐ PARTNER(s)
☐ Limited Partnership
☐ General Partnership

☐ ATTORNEY-IN-FACT
☐ EXECUTOR(s),
☐ ADMINISTRATOR(s),
☒ or TRUSTEE(s):
☐ GUARDIAN(s)
☐ or CONSERVATOR(s)
☐ OTHER

SIGNER IS REPRESENTING:

List name(s) of persons(s) or entity(ies):

Dorothy C. Wertz Trust



Signed this 27 day of March, 2023

GRANTOR(S): DOROTHY C. WERTZ TRUST

By:

Kristina Wertz, Trustee

ALL PURPOSE ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Columbia ss:

On this 27th day of March, AD. 2023, before me,
the undersigned, a Notary Public in and for said State, personally
appeared

Kristina M. Wertz

☒ to me personally known

or ☐ provided to me on the basis of satisfactory
evidence

to be the persons(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the
instrument.

NOTARY SEAL

Renee Nostrand
(Sign in Ink)

Renee Nostrand
(Print/type name)

Notary Public in and for the State of New York

My Commission Expires: 3/23/2026

RENEE NOSTRAND
Notary Public, State of New York
No 4993666
Qualified in Columbia County
Commission Expires March 23, 2026

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE

Title(s) of Corporate Officers(s):

☐ N/A

☐ Corporate Seal is affixed

☐ No Corporate Seal procured

☐ PARTNER(s)

☐ Limited Partnership

☐ General Partnership

☐ ATTORNEY-IN-FACT

☐ EXECUTOR(s),

☐ ADMINISTRATOR(s),

☒ or TRUSTEE(s):

☐ GUARDIAN(s)

☐ or CONSERVATOR(s)

☐ OTHER

SIGNER IS REPRESENTING:

List name(s) of persons(s) or entity(ies):

Dorothy C. Wertz Trust

Exhibit A

The easement area being the North Ten (10) feet, lying parallel and adjacent to the North property line AND the East Ten (10) feet, lying parallel and adjacent to the East property line. The above being part of the following-described real estate.

The Northeast Quarter of Section 34, Township 84 North, Range 29 West of the 5th P.M., Green County, Iowa.