

Schedule JS-02

REMS INFORMATION

Agreement ID:

Project ID:

EASEMENT

(Electric Transmission)

[address/location/PIN/district]

KNOW ALL MEN BY THESE PRESENTS, this _____ day of _____, 20____, that **[GRANTOR]**, its successors and assigns, whether one or more and whether an individual, individuals, a corporation, or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration which Grantee shall pay within ninety (90) days from (i) the date hereinabove written ("Effective Date") or (ii) the release of, or subordination to, this easement, as hereinafter defined, by the holders of any liens or encumbrances of record, whichever date is later, Grantor does hereby grant unto **AMEREN TRANSMISSION COMPANY OF ILLINOIS**, an Illinois corporation, its successors and assigns (hereinafter "Grantee"), a perpetual easement (hereinafter "Easement") with the right, privilege, and authority of Grantee, its agents, contractors, and subcontractors to survey, stake, construct, reconstruct, replace, use, operate, maintain, patrol, inspect, protect, repair, relocate, modify, add to the number of and remove an electric and communication line or lines consisting of towers, poles, crossarms, guys, anchors, wires, cables, conduits, fixtures, foundations, footings and other appurtenances thereto (hereinafter individually or collectively "Facilities"), together with the authority to extend to any other party the right to use, pursuant to the provisions hereof, upon, over, across and under Grantor's land described in Exhibit "A", with the area of the Easement described in Exhibit "B" (hereinafter "Easement Area") and illustrated in Exhibit "C", said exhibits attached hereto and made a part hereof, situated in Section _____, Township _____, Range _____, of the 3rd Principal Meridian, _____ County, State of Missouri; together with all rights and privileges for the exercise and enjoyment of the Easement rights.

Grantor also conveys the right of ingress and egress to and over the Easement Area and premises of Grantor adjoining the same, for all purposes herein stated; together with right to use reasonable work space adjacent to the Easement Area during construction, reconstruction, replacement, operation, maintenance, repair, modification, or removal of the Facilities; together with the right to trim, control the growth, cut and remove or cause to be removed at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches, and other obstructions upon, over, and under the surface of said Easement Area and the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder, endanger the safety of the Facilities, or in order for Grantee to maintain compliance with the minimum clearance requirements of the National Electric Safety Code.

Grantee shall be responsible for actual damages (except the trimming, controlling of growth, cutting, and removal of trees and other vegetation) occurring as a result of the Grantee's exercise of the Easement rights hereinabove conveyed and shall reimburse the owner thereof for such loss or damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the Easement Area and has the full right and authority to grant this Easement, (2) that Grantee may quietly enjoy the Easement for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the Easement rights hereinabove conveyed.

This Easement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement to be executed on the date hereinabove written.

ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names):

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as 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.

Capacity Claimed By Signator(s)			
☐ Individual(s)	☐ Corporate	☐ Limited Liability Company	☐ Partner(s)
☐ Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	☐ Limited Partnership
☐ Executor(s)	_____	_____	☐ General Partnership
☐ Administrator(s)	_____	_____	☐ Other (Specify Below):
☐ Attorney-In-Fact	_____	_____	_____
☐ Conservator(s)	_____	_____	_____
☐ Guardian(s)	_____	_____	_____

My Commission Expires

Notary Public

Prepared By:

Return To:

Easement No.:

Line Name:

Line No.:

Original Easement No.:

Initials

WO#:

Facility Name:

[location reference or coordinates]

04/27/2021

EXHIBIT "A"
(Grantor's Land)

EXHIBIT "B"
(Easement Area)

EXHIBIT "C"
(Easement Illustration)