

Recorded: 8/28/2025 at 1:10:18.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2313

Prepared By & Return to: Nathan D. Runde, 2080 Southpark Court, Dubuque, IA 52003 (563)582-2926

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### ***AFFIDAVIT EXPLANATORY OF TITLE***

**Re:** Oakview Estates Subdivision Of Lots 11, 12, 13, and 14 A Subdivision of Lots 11, 12, 13, and 14 Of Oakview Estates First Subdivision Section 33, T89N, R5W, Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2025, Page 2122.

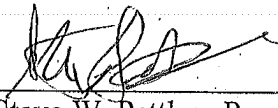
I, Steve W. Pettlon, President of S & R Construction, Inc., an Iowa corporation, and being duly sworn on oath, depose and state as follows:

1. I am the Developer of the above referenced subdivision and I filed Restrictive Covenants on February 28, 2023, recorded in Book 2023, Page 435 in the records of the Delaware County Recorder ("Covenants") effecting the above referenced property.
2. Paragraph 14 of said Covenants indicates that no lots shall be subdivided but Paragraph 16 allows Developer the authority to grant a waiver to any terms in the Covenants under certain conditions.
3. At the time of filing of the Plat filed on August 11, 2025, recorded in Book 2025, Page 2122 in the records of the Delaware County Recorder ("Plat"), I was the owner of 30% or more of the lots subject to the Covenants. I also found that there were practical difficulties with the lot lines that created particular hardships with the development of the subdivision as intended. As such, I granted my company a variance and waiver of restrictions to file the Plat.
4. This Affidavit Explanatory of Title is provided in accordance with Iowa Code Section 558.8.

Further Affiant Sayeth Naught

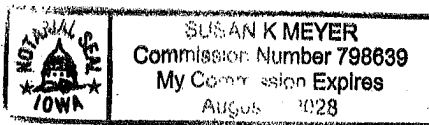
Dated: August 28, 2025

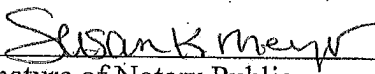
S & R Construction, Inc., an Iowa corporation

By   
Steve W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 28, 2025,  
by Steve W. Pettlon, as President, of S & R Construction, Inc. a corporation.



  
Signature of Notary Public

