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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and return to: Jeffrey E. Clements, #AT0001531, 15516 N Tradewind Dr – Unit 2, Spirit Lake IA 51360;
Telephone: (563)422-3545; Email: jclements12@msn.com

ACCESS EASEMENT AGREEMENT

THIS AGREEMENT, made this 26 day of August, 2025, by and between
Sunset Motel Advisors, LLC, as Grantor, and Westgate Center, LLC, as Grantee, WITNESSETH:

1. The Grantor is the owner of the following described real estate:

LOT FOUR A (4A) OF THE SUBDIVISION OF LOT FOUR (4) OF FRIEDLEIN SUBDIVISION, A SUBDIVISION OF LOT FOUR (4), EXCEPT THE EAST TWO HUNDRED (200) FEET THEREOF, OF WEST COMMERCIAL SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼ - NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FIVE (5) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 8 PLATS, PAGE 147;

2. The Grantee is the owner of the following described real estate:

LOT 2 OF FRIEDLEIN SUBDIVISION, A SUBDIVISION OF LOT 4, EXCEPT THE EAST 200 FEET THEREOF, OF WEST COMMERCIAL SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH P.M., IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 8 PLATS, PAGE 147; ALSO LOT 3A OF THE SUBDIVISION OF LOT 3 OF FRIEDLEIN SUBDIVISION, SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2001, PAGE 1918; and

LOT 4 B OF SUBDIVISION OF LOT 4 OF FRIEDLEIN SUBDIVISION, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2011, PAGE 1908.

3. The Grantor hereby grants, transfers, conveys and assigns to the Grantee a perpetual access easement running with the land and binding upon the Grantor and Grantee and their heirs, successors and assigns over, along and across the North 30 feet of the West 30 feet of Grantor's property for the purpose of ingress and egress to and from the two parcels being purchased by Grantee.

4. Grantor and Grantee shall make no improvement in said area that would interfere with the free use of the easement area by both parties.

5. The repair and maintenance of the easement shall be at the sole expense of Grantee.

6. This easement shall run with the land and shall be binding upon the parties hereto, their heirs, successors and assigns.

Dated this 26 day of August, 2025.

GRANTOR
Sunset Motel Advisors, LLC

By: [Signature]
Jonathan Malinas, Manager/Sole Member

STATE OF NY, COUNTY OF King, ss:

This instrument was acknowledged before me on the 26 day of August, 2025, by Jonathan Malinas as Manager/Member of Sunset Motel Advisors, LLC.

[Signature]
Notary Public

GRANTEE
Westgate Center, LLC

By: Barbara K. Sailer

Joseph Katzoff
Notary Public State of NY
Qualified in Kings County
No. 01KA6013359
Comission Expires Sept. 14 2026

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 5th day of September, 2025, by Barbara K. Sailer as Grantee of Westgate Center, LLC.



[Signature]
Notary Public