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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Driveway Right of Way

Recorder's Cover Sheet

Preparer information:

Patrick Paul
24588 203rd Ave.
Manchester, IA 52057

Taxpayer information:

Patrick Paul
24588 203rd Ave.
Manchester, IA 52057

Return Document to:

Patrick Paul
24588 203rd Ave.
Manchester, IA 52057

Grantors:
Brian James Graybill

Grantees:
Patrick Paul
Mary E. Paul

Agreement is located on pages 1 & 2

Document or instrument number of previously recorded documents:

Driveway Right of Way

Mr. Brian Graybill

Oct 30, 2025

20222 / 20239 247th Street

Manchester, Iowa 52057

Subject: Right-of-Way through properties as addressed above

Brian,

This letter of agreement shall serve as follow-up to conversations pertaining to legal access through your property / driveway. While we greatly appreciate your allowing access over the past 15+ years, there has never been a formal agreement or recorded easement in place.

Historically, legal access to our properties has been limited to an existing easement located east to west across neighboring land previously owned by the Bahndorf family. However, this route has become nearly impassable and is no longer practical for normal vehicle use. Should this proposal move forward, the existing access route will be forfeited to the current landowner, Corkery, In return, Corkery agreed to forfeit the easement from 247th St east ending at the river,

In exchange for your granting a **permanent, right-of-way** through your property, to the five (households listed below, we propose the following in return:

- **Brian Graybill shall receive an annual payment of \$200 per each of the five households, totaling \$1000. annually**, paid collectively by the Palmers, Pauls, Trouts and the Recker's and the residence currently for sale by the Recker's. Payment in full (\$1000) shall commence on January 2026 and shall be due annually from this date forward.
- **Brian Graybill shall receive, for both properties(20222 & 20239 247th Street) the right to lake easement access via an easement totaling 22.45 feet of lake frontage**, located on property currently owned by the Larry Corkery family and shared by other local residents.
- **Brian Graybill shall retain boat Ramp access between properties currently owned by Dan & Cindi Recker.**
- **The Right-of- Way pavement surface maintenance responsibilities shall be divided as follows:**
- **A.** The lower driveway / easements, as indicated in the original abstract, which allows access to the five properties below - maintenance shall be shared equally and remain solely the responsibility of the five (5) tenants below.
- **B.** Maintenance of the upper driveway allowing right of way to 247th St - passing though the property owned by Brian Graybill, 20239 247th St. The Maintenance responsibility shall be shared equally between the five (5 shares) tenants below AND Brian Graybill's two properties, 20222 247th St / 20239 247th St adding 2 shares for a total of seven (7) equal shares.
- **C.** ALL driveway improvements and maintenance shall be reviewed and agreed upon by all parties prior to commencement of work.

The five residences seeking this legal access are as follows:

1. Kevin / Tracy Trout, 24608 203rd Avenue, Manchester, Iowa 52057
2. Brian / Cecilia Palmer, 24603 203rd Avenue, Manchester, Iowa 52057
3. Pat / Beth Paul, 24588 203rd Avenue, Manchester, Iowa 52057
4. Dan / Cindi Recker, 20300 247th Street, Manchester, Iowa 52057
5. Dan / Cindi Recker, 203301 247th Street, Manchester, Iowa 52057 - (currently For Sale) *

We ask that you review the contents of this proposal, upon accepting this agreement all parties will sign, date and share.

Respectfully,

Brian Palmer, Pat Paul, Dan/Cindi Recker and Kevin Trout

x Brian J Graybill
Brian Graybill

10/30/25
Date

x Brian Palmer
Brian Palmer

11-3-25

x Pat Paul
Pat Paul

10.31.2025

x Dan Recker
Dan Recker

11-2-25

x Cindi Recker
Cindi Recker

11-2-2025

x Kevin Trout
Kevin Trout

10/31/2025

ORIG.