

Recorded: 2/3/2026 at 12:16:04.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 263

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

Re: Lots 63 and 63 ½, Manchester, Iowa, according to Plat Recorded in Book H.L.D. Pages 186-187.

CONSENT/SUBORDINATION AGREEMENT

This Agreement is made, on the date indicated below, by and between **DPRE, LLC**, hereinafter called, “Contract Purchaser”, **ACC141, LLC**, hereinafter called “Contract Seller”, and **Capra Bank**, hereinafter called “Lender” as follows:

1. Contract Purchaser is purchasing the above-referenced property under a real estate contract dated July 18, 2024; filed August 22, 2024, in Book 2024, Page 2045 of the records of Delaware County, Iowa. Said contract having been amended by Amendment dated April 1, 2025, filed April 9, 2025 in Book 2025, Page 897 of the records of Delaware County, Iowa.
2. Lender wishes to finance said purchase in exchange for a Promissory Note from Contract Seller and a Mortgage on the property. Lender will not accept said Mortgage unless the Contract Purchaser’s rights, pursuant to the contract described herein, is subordinated to Lender’s Mortgage.
3. In consideration of the premises and to induce Lender to provide said finances and accept the Mortgage as security for the corresponding Note and in accordance with the terms of the Real Estate Contract, Contract Purchaser agrees that Contract Purchaser’s interest in and under said Real Estate Contract is subordinated to the Mortgage of Lender.
4. Contract Purchaser acknowledges having been advised that the sum financed with Lender exceeds the unpaid balance due from Contract Purchaser under the terms of the herein described contract. However, Lender hereby agrees to release its mortgage against the herein described property by a Partial Release of Mortgage upon final payment of the contract purchase price.

IT IS THEREFORE AGREED that Contract Purchaser's interest in and under said Real Estate Contract is subordinate to the Mortgage and Assignment of Rents of Lender, their successors and assigns, as currently filed or as may hereafter be filed. The real estate contract shall otherwise remain in full force and effect.

CONTRACT PURCHASER:

DPRE, LLC,
an Iowa limited liability company

By:

Dekker Pfab, Member

CONTRACT SELLER:

ACC141, LLC, an Iowa limited liability company,

By: ACC Holding, LLC, Member

By: Todd M. Queck Trust Dated February 5, 2025, Sole Member

By: Todd M. Queck
Todd M. Queck, Trustee

LENDER:

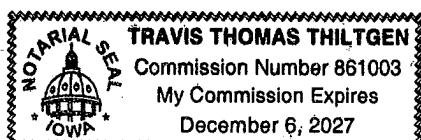
CAPRA BANK

By: W. B. L. S.

As: Se. Vice Pres

STATE OF IOWA, COUNTY OF TOK

This record was acknowledged before me on 1/22/2026, by ACC141, LLC, an Iowa Limited Liability Company, by ACC Holding, LLC, Member, by Todd M. Queck Trust Dated February 5, 2025, Sole Member, by Todd M. Queck, Trustee.



Signature of Notary Public

STATE OF IOWA)
DUBUQUE COUNTY) ss:

This Instrument was acknowledged before me on this 3rd day of February,
2016 by Dekker Pfab, as a Member of DPRE, LLC, an Iowa limited liability company.



Notary Public in and for said State

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

This Instrument was acknowledged before me on this 3rd day of February, 2014
by Diane Frick as Sr. Vice President of Capra Bank.

Emily Rubel
Notary Public in and for said State

