

Recorded: 2/5/2026 at 11:23:07.0 AM
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: 2026 PG: 288

PREPARED BY: Hillary J. Friedmann, Schuster, Mick & Friedmann, P.O. Box 609, Guttenberg, IA 52052 Telephone: (563) 252-1733

EASEMENT AGREEMENT

WHEREAS, the undersigned, Marilyn J. Vorwald (hereinafter "Vorwald"), and LBC, LLC (hereinafter "LBC") enter into this Easement and Maintenance Agreement.

WHEREAS, contemporaneously with the execution of this Agreement, Vorwald is transferring to LBC a fee simple interest in the following described real estate:

Parcel 2025-60 in Part of the Southeast Quarter of the Southeast Quarter in Section 11, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2051; and,

Parcel 2025-61 in Part of the Southwest Quarter of the Southwest Quarter, in Section 12, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2052

(hereinafter "Parcel One").

WHEREAS Vorwald is retaining title to certain real estate adjacent to Parcel One, including property legally described as:

The East One-Half of the Southeast Quarter of the Southeast Quarter, in Section 11, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, EXCEPT Parcel 2025-60 in Part of the Southeast Quarter of the Southeast Quarter in Section 11, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2051; and, EXCEPT Parcel 2025-61 in Part of the Southwest Quarter of the Southwest Quarter, in Section 12, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2052

(hereinafter "Parcel Two").

WHEREAS the access for ingress and egress to Parcel One is over that real estate described as Parcel Two above, and Vorwald is willing upon certain conditions to grant and convey unto LBC a permanent, non-exclusive 16-foot Easement for ingress and egress per the Plat recorded in Book 2025, Page 2051 of Delaware County.

WHEREAS there is a portion of access for ingress and egress to Parcel Two on and over that real estate described as Parcel One above, and LBC is willing upon certain conditions to grant and convey unto Vorwald a permanent, non-exclusive 16-foot Easement for ingress and egress as per the Plat recorded in Book 2025, Page 2051 of Delaware County.

NOW THEREFORE, Vorwald and LBC do hereby grant and convey unto each other a 16-foot Shared Access Easement. This Easement is for purposes of ingress and egress to Parcel One and Parcel Two as described above.

Neither party shall have any specific responsibilities for maintenance. If the easement area is damaged by any party, including the invitee of any party, that party shall be responsible for the expense of promptly repairing the easement to the condition it was in prior to the damage.

This Easement and the Agreement contained herein shall run with the land and be binding upon the parties as well as their successors and assigns.

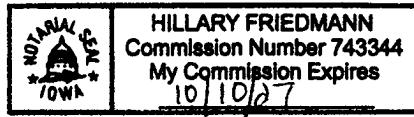
IN WITNESS WHEREOF, the parties hereto have duly executed this Easement and Agreement this 21st day of November, 2025.

Marilyn Vorwald
Marilyn J. Vorwald

Chad Lansing
LBC, LLC by Chad Lansing, Manager

STATE OF IOWA, COUNTY OF CLAYTON :ss

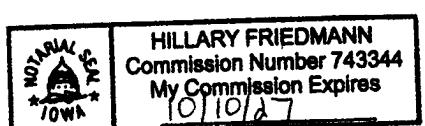
On this 21st day of November, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, County of Clayton, personally appeared Marilyn J. Vorwald, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Hillary Friedmann
Notary Public

STATE OF IOWA, COUNTY OF CLAYTON: ss

Signed and sworn to before me on 21st day of November, 2025, by Chad Lansing on behalf of the said limited liability company, LBC, LLC, by authority of its managers and the said Chad Lansing acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Hillary Friedmann
Notary Public