

Recorded: 2/6/2026 at 11:39:23.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 296

Prepared by:
Tina Cathey
(405) 848-2001
10900 Hefner Point Dr, Ste 300
Oklahoma City, OK 73120

Record and Return to:
First National Bank of Oklahoma
10900 Hefner Point Dr, Ste 300
Oklahoma City, OK 73120

Taxpayer Information:
Great Plains Towers LLC
1305 N Louisville Ave
Tulsa, OK 74115

Release of Leasehold Mortgage and Fixture Filing

Know All Men by These Presents:

That the undersigned, the holder of the mortgage hereinafter described, does hereby acknowledge that a certain mortgage:

In the original principal sum of \$2,300,000.00, executed on May 30th, 2025, by GREAT PLAINS TOWERS, LLC (mortgagor) to FIRST NATIONAL BANK OF OKLAHOMA (mortgagee)

Described in and secured by that certain Leasehold Mortgage and Fixture Filing:

Recorded on June 6th, 2025 in Book 2025 Page 1433 in the Real Property Records of Delaware County, Iowa.

First National Bank of Oklahoma, the owner and holder of said note; does hereby release the lien created by said **Leasehold Mortgage and Fixture Filing** on the described real property being set forth as follows:

SEE ATTACHED EXHIBIT "A" and EXHIBIT "B"

IN WITNESS WHEREOF, the undersigned has executed this instrument on behalf of First National Bank of Oklahoma, on 5th day of February, 2026.

First National Bank of Oklahoma

Kris Menz
Senior Vice President

Acknowledgment

The State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kris Menz, Senior Vice President of First National Bank of Oklahoma, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Executed this 5th day of February, 2026.

Affix Seal:



By:

Tina Cathey, Notary Public, State of Oklahoma

EXHIBIT "A"

Description of Leasehold Property

SITUATED IN THE CITY OF MANCHESTER, COUNTY OF DELAWARE, STATE OF IOWA:

BEING A PORTION OF THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY ONE (31), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DESCRIBED AS COMMENCING AT A POINT SEVEN (7) FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SEA) OF THE SOUTHEAST QUARTER (SE1/4), THENCE SOUTH TO THE RAILROAD RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4 OF THE SOUTHEAST QUARTER (SE1/4), THENCE WEST ALONG SAID SOUTH LINE TO A POINT FIFTEEN AND THREE-FOURTHS (15-3/4) RODS EAST OF THE SOUTHWEST COMER OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE 1/4), THENCE NORTH EIGHTEEN AND THREE-FOURTHS (18-3/4) RODS, THENCE WEST FIFTEEN AND THEE-FOURTHS (15-3/4) RODS, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SPA) OF THE SOUTHEAST QUARTER (SEA) TO A POINT SEVEN (7) FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), THENCE EAST TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION TAKEN BY IOWA STATE HIGHWAY COMMISSION, AND ALSO EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SEA) OF SAID SECTION THIRTY ONE (31), THENCE SOUTH 89° 29' EAST ONE THOUSAND FIVE HUNDRED EIGHTY FOUR AND FORTY TWO HUNDREDTHS (1584.42) FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SPA), THENCE NORTH 1° 53' EAST THIRTY AND FORTY THREE HUNDREDTHS (30.43) FEET TO THE POINT OF BEGINNING, THENCE NORTH 89° 09' 20" EAST TWO HUNDRED FORTY FIVE AND FIFTEEN HUNDREDTHS (245.15) FEET, THENCE NORTH 68° 40' 40" EAST ONE HUNDRED FIFTY SEVEN AND FIFTY ONE HUNDREDTHS (157.51) FEET, THENCE NORTH 1° 53' EAST ONE HUNDRED SEVENTEEN AND THIRTY FIVE HUNDREDTHS (117.35) FEET, THENCE NORTH 89° 29' WEST THREE HUNDRED EIGHTY NINE AND SEVENTY FIVE HUNDREDTHS (389.75) FEET, THENCE SOUTH 1 ° 53' WEST ONE HUNDRED EIGHTY ONE AND SEVENTY EIGHT HUNDREDTHS (181.78) FEET TO THE POINT OF BEGINNING; ALSO ALL THAT PART OF LOTS ONE THOUSAND ONE HUNDRED EIGHTY TWO (1182), ONE THOUSAND ONE HUNDRED EIGHTY THREE (1183), ONE THOUSAND TWO HUNDRED TWENTY TWO (1222) AND ONE THOUSAND TWO HUNDRED TWENTY THREE (1223), DELAWARE, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2 L.D., PAGES 488-489, LYING WESTERLY OF THE WEST LINE OF THE ABANDONED RAILROAD RIGHT-OF-WAY; ALSO ALL THAT PART OF THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST QUARTER (SEA) OF SECTION THIRTY ONE (31), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., LYING SOUTH OF THE RAILROAD RIGHT OF WAY, EXCEPT THE SOUTH THREE HUNDRED THIRTY FIVE (335) FEET OF THE EAST FIVE HUNDRED THIRTY TWO (532) FEET THEREOF.

TAX ID: 160310002000

BEING A PORTION OF THE PROPERTY CONVEYED TO TIMOTHY J. QUAGLIANO AND SHANNON M. QUAGLIANO, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, GRANTEE, FROM RICHARD LEE DICHTTELMILLER AND CELIA JEAN DICHTTELMILLER, HUSBAND AND WIFE, GRANTOR, BY WARRANTY DEED RECORDED 07/02/2008, IN BOOK 2008, PAGE 2084, OF THE DELAWARE COUNTY RECORDS.

LEASE AREA DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 303.02 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 401.74 FEET TO THE POINT OF BEGINNING OF THE LEASE AREA TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 10,000 SQ. FT. OR 0.23 ACRES. ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 303.02 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 401.74 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE SOUTH 0 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 175.62 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF 220TH STREET AND SAID CENTERLINE THERE TERMINATING.

THE SIDELINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE AT SAID NORTHWESTERLY RIGHT OF WAY LINE OF 220TH STREET.

GUY WIRE EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT FOR GUY WIRE PURPOSES OVER, UNDER AND ACROSS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 303.02 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 401.74 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 21.13 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE NORTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 78.87 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 78.87 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE SOUTH 60 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 110.00 FEET AND SAID CENTERLINE THERE TERMINATING.

THE SIDELINE OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE AT LINES BEARING SOUTH 0 DEGREES 17 MINUTES 08 SECONDS EAST AND NORTH 0 DEGREES 17 MINUTES 08 SECONDS WEST FROM THE POINT OF BEGINNING.

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR GUY WIRE PURPOSES OVER, UNDER AND ACROSS SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE PREVIOUSLY DESCRIBED POINT "A"; THENCE SOUTH 59 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 110.00 FEET AND SAID CENTERLINE THERE TERMINATING. THE SIDELINE OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE AT LINES BEARING NORTH 0 DEGREES 17 MINUTES 08 SECONDS WEST AND SOUTH 0 DEGREES 17 MINUTES 08 SECONDS EAST FROM SAID POINT "A".

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR GUY WIRE PURPOSES OVER, UNDER AND ACROSS SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE PREVIOUSLY DESCRIBED POINT "B"; THENCE NORTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 110.00 FEET AND SAID CENTERLINE THERE TERMINATING.

EXHIBIT "B"

The Lease

That certain Land Option and Lease Agreement dated November 13, 2023, by and between Timothy J. Quagliano and Shannon M. Quagliano, husband and wife and Great Plains Towers, LLC, a Delaware limited liability company, as evidenced by that certain Memorandum of Agreement recorded on November 16, 2023, in the Official Records of Delaware County, State of Iowa, in Book 2023, Page 2897.