

Recorded: 4/7/2026 at 8:04:55.0 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: 799

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

AFFIDAVIT EXPLANATORY OF TITLE

Re: Oakview Estates Subdivision Of Lot 4 And 5 A Subdivision Of Lot 4 And 5 Of Oakview Estates First Subdivision Section 33, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2026, Page 488.

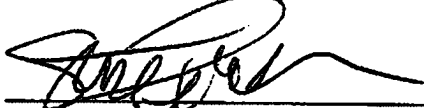
I, Steve W. Pettlon, President of S & R Construction, Inc., an Iowa corporation, and being duly sworn on oath, depose and state as follows:

1. I am the Developer of the above referenced subdivision and I filed Restrictive Covenants on February 28, 2023, recorded in Book 2023, Page 435 in the records of the Delaware County Recorder ("Covenants") effecting the above referenced property.
2. Paragraph 14 of said Covenants indicates that no lots shall be subdivided but Paragraph 16 allows Developer the authority to grant a waiver to any terms in the Covenants under certain conditions,
3. At the time of filing of the Plat filed on February 27, 2026, recorded in Book 2026, Page 488 in the records of the Delaware County Recorder ("Plat"), I was the owner of 30% or more of the lots subject to the Covenants. I also found that there were practical difficulties with the lot lines that created particular hardships with the development of the subdivision as intended. As such, I granted my company a variance and waiver of restrictions to file the Plat.
4. This Affidavit Explanatory of Title is provided in accordance with Iowa Code Section 558.8.

Further Affiant Sayeth Naught

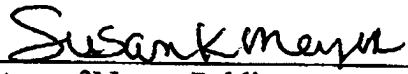
Dated: March 2, 2026.

S & R Construction, Inc., an Iowa corporation

By 
Steve W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 12, 2026
by Steve W. Pettlon, as President, of S & R Construction, Inc. a corporation.


Signature of Notary Public

