



Book 2026 Page 1073
Document 2026 1073 Type 03 006 Pages 2
Date 5/01/2026 Time 3:27:04PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To/Prepared by: Jane E. Hanson, 401 East Main Street, Manchester, Iowa 52057

EASEMENT FOR INGRESS/EGRESS

This Agreement entered into this 1st day of May, 2026 by and between Ellen L. Broesder and Susan K. Broghammer, as Trustees of the Trust Agreement of Anthony C. Broghammer (hereinafter "Anthony's Trust") and John C. Broghammer, (hereinafter "John").

WHEREAS, Anthony's Trust owns real estate located in Delaware County, Iowa and legally described as:

Parcel 2024-98, Part of Parcel F in the NW $\frac{1}{4}$ - SE $\frac{1}{4}$; in Section 7, T89N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2905 (hereinafter "Anthony's Trust Real Estate")

AND WHEREAS, John owns certain personal property located on Anthony's Trust Real Estate which is described as follows:

Grain Bin 4 – 24' 6 ring; Grain Bin 5 - 27' – 7 ring; Grain Bin 7 - 27' – 7 ring; Grain Bin 8 – 36' – 8 ring; Grain Bin 10 – 18' 6 ring; roof auger; Bin 1 hopper; 2 – 1,000 gallon LP tanks (hereinafter "John's Personal Property")

AND WHEREAS, it is necessary and desirable that an easement for ingress and egress be in writing and that the rights and obligations of Anthony's Trust and John be established with regard to ingress and egress over and across Anthony's Trust Real Estate for John to access John's Personal Property.

NOW, THEREFORE, in consideration of the mutual promises contained herein and the mutual benefits to be gained by the parties they agree as follows:

1. John's Personal Property is located on Anthony's Trust Real Estate, Anthony's Trust hereby grants onto John, his agents and employees, the right and easement to enter using the existing driveway for the purposes of ingress and egress to access John's Personal Property so long as John's Personal Property remains located on Anthony's Trust Real Estate.

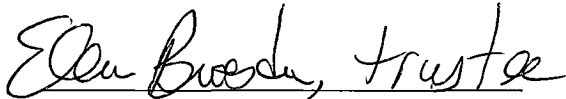
2. John shall maintain adequate insurance on John's Personal Property. John shall hold Anthony's Trust harmless from any claim of damages to person or premises resulting from the use, occupancy and possession of the easement by John.

3. Both parties agree that no buildings or other permanent structures shall be placed on the easement area and neither party shall park in the driveway so as to block the other party's access.

4. Each party shall have an equal obligation to maintain the driveway.

5. This Agreement shall be binding on successors and assigns of the parties hereto and shall be considered an easement which runs with the land, so long as John's Personal Property remains located on Anthony's Trust Real Estate. This easement for ingress/egress shall terminate upon the remove of John's Personal Property from Anthony's Trust Real Estate.

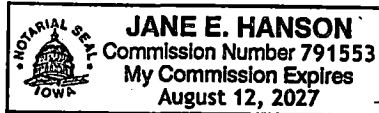
Dated this 1st of May, 2026.

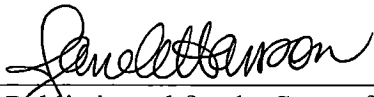

Ellen L. Broesder, Trustee



Susan K. Broghammer, Trustee

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 1st of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Ellen L. Broesder and Susan K. Broghammer, as Trustees of the Trust Agreement of Anthony C. Broghammer, to me know to be the identical persons named herein and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

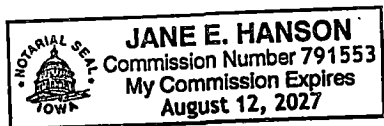


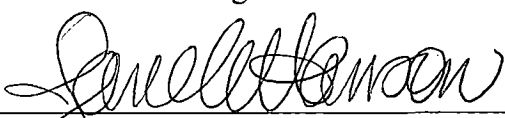

Notary Public in and for the State of Iowa


John C. Broghammer

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 1st of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared John C. Broghammer known to me to be the identical person named herein and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.




Notary Public in and for the State of Iowa