

Recorded: 5/15/2026 at 8:07:22.0 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: 1235

Prepared by & return to: Carr & Carr Attorneys, 117 S. Franklin St., Box 333, Manchester, IA 52057 (563) 92704164

ENCROACHMENT EASEMENT

WHEREAS Vyron Nelson and Roberta Nelson, Co-Trustees of the V&R Nelson Family Trust (hereinafter "First Party") own the following described real estate:

Lots Eighteen (18) and Eighteen-A (18A) of Lake View First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 42, superseded by Plat recorded in Book 6 Plats, Page 55

WHEREAS Ricky L. Maddux as Trustee of the Joyce A. Maddux Trust, dated August 2, 2024 (hereinafter "Second Party") owns the following described real estate:

Lots Seventeen (17) and Seventeen-A (17A) of Lake View First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 42, superseded by Plat recorded in Book 6 Plats, Page 55

WHEREAS there is a structure located along the north boundary of the property of Second Party that has eaves which may overhang the property line onto property of First Party.

It is therefore agreed between the parties in consideration of the promises and performances herein as follows:

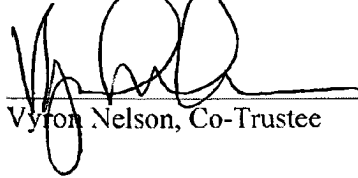
1. First Party grants unto Second Party an Easement on and over that part of First Property's property where the encroachment exists and for reasonable access to make repairs to the structure.
2. This Easement shall remain effective for so long as the encroachment remains in place.
3. Second Party agrees that no further encroachment of any type will be constructed.
4. Second Party agrees to hold harmless First Party and save in full from any and all liability whatsoever arising from any part of the encroachment.

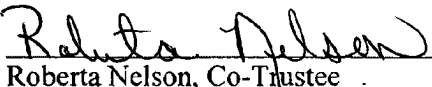
5. Upon the complete destruction or removal of the encroachment this Easement shall terminate. Complete Destruction shall occur when the cost of repairs is greater than sixty percent of the value of the encroaching structure.

6. This Easement will run with the land and be binding upon the heirs, successors and assigns of the parties hereto.

Dated this 11 day of May, 2026.

V&R Nelson Family Trust


Vyron Nelson, Co-Trustee

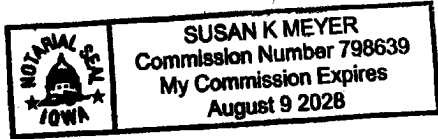

Roberta Nelson, Co-Trustee

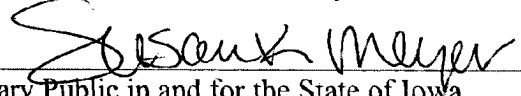
Joyce A. Maddux Trust, dated August 2, 2024


Ricky L. Maddux, Trustee

STATE OF IOWA)
DELAWARE COUNTY)

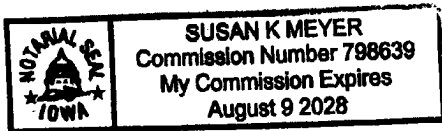
This instrument was acknowledged before me on this 11 day of May, 2026 by Vyron Nelson and Roberta Nelson as Co-Trustees of the V&R Nelson Family Trust.

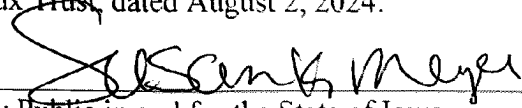



Notary Public in and for the State of Iowa

STATE OF IOWA)
DELAWARE COUNTY)

This instrument was acknowledged before me on this 11 day of May, 2026 by Ricky L. Maddux as Trustee of the Joyce A. Maddux Trust, dated August 2, 2024.




Notary Public in and for the State of Iowa