

Recorded: 5/21/2026 at 2:35:59.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1345

Prepared By and Return to: Steven E. Carr, PO Box 333, Manchester, Iowa 52057 (563) 927-4164

TILE AND DRAINAGE EASEMENT

Shawnae M. Fischer as Executor of Alan J. Hoeger Estate is selling the following described real estate to hereinafter referred to as "Parcel 1" to Delton, L.L.C.:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the East three-fourths (E $\frac{3}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except Parcel 2026-38 Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and part of the East three-fourths (E $\frac{3}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), all in Section Nine (9), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2026, Page 1108

Shawnae M. Fischer as Executor of Alan J. Hoeger Estate is retaining the following described real estate that is adjacent to Parcel 1 and hereinafter referred to as "Parcel 2":

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., and Parcel 2026-38 Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and part of the East three-fourths (E $\frac{3}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), all in Section Nine (9), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2026, Page 1108

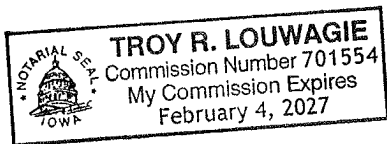
1. An easement is hereby granted from the Southwest corner of Parcel 2 extending to the nearby creek over, across and through Parcel 1.
2. The easement is for installing, maintaining, and repairing drainage tile from Parcel 2 and to ensure proper surface water drainage from Parcel 2 as deemed necessary by the owner of Parcel 2.
3. The owner of Parcel 2 shall have the right of necessary ingress and egress over Parcel 1 that is consistent with the purpose of the easement.
4. The owner of Parcel 1 may not place obstructions in the path of the easement or do anything that would interfere with the purpose of the easement.
5. This easement shall run with the land and be binding upon all future owners of the parcels described herein.

Dated this 20 day of May, 2026.

Shawnae Fischer
 Shawnae M. Fischer as Executor of
 Alan J. Hoeger Estate

STATE OF IOWA)
) ss.
Satory COUNTY)

This instrument was acknowledged before me on this 20 day of May, 2026 by Shawnae M. Fischer as Executor of Alan J. Hoeger Estate.



[Signature]
 Notary Public in and for the State of Iowa.

Lavern Yoder

Delton, L.L.C. purchaser of Parcel 1
By: Lavern Yoder, Member

STATE OF IOWA)
) ss.
Cedar COUNTY)

This instrument was acknowledged before me on this 21 day of May, 2026 by Lavern Yoder as Member of Delton, L.L.C.

Troy R. Louwagie

Notary Public in and for the State of Iowa.

