

Recorded: 6/3/2026 at 8:03:27.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1467

Prepared by and after recording, please return to:
Troutman Pepper Locke LLP
600 Peachtree Street, N.E., Suite 3000
Atlanta, Georgia 30308
Attention: Wendelin Silliman, Esq.
(404) 885-3000

Address Tax Statement To:
Kinetic ABS IA LLC
4005 North Rodney Parham Road
Little Rock, AR 72212

Cross Reference:
Book O, Page 20
Book O, Page 160
Delaware County, Iowa Records

STATE OF IOWA
COUNTY OF DELAWARE
(Exempt from Declaration of Value per Section 428A.2(21) Code of Iowa)

QUITCLAIM DEED AND ASSIGNMENT OF EASEMENT

THIS INDENTURE made the 27th day of May, 2026 (the “Effective Date”), between **WINDSTREAM IOWA-COMM, LLC**, an Iowa limited liability company, as party of the first part, hereinafter called Grantor, and **KINETIC ABS IA LLC**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that Grantor is the holder of certain easement rights under that certain easement agreement (as amended, and previously assigned, the “Easement Agreement”) between

- WINDSTREAM IOWA-COMM, LLC, as successor in interest to General Telephone Company of the Midwest, grantee, and DELAWARE COUNTY BOARD OF SUPERVISORS, grantors, dated March 14, 1972 and recorded July 6, 1972 in Book O, Page 20, in the Office of the Recorder of Delaware County, Iowa;
- WINDSTREAM IOWA-COMM, LLC, as successor in interest to General Telephone Company of the Midwest, grantee, and MANCHESTER ENTERPRISES INC., grantors, dated October 5, 1973 and recorded October 5, 1973 in Book O, Page 160, in the Office of the Recorder of Delaware County, Iowa;

affecting the property more particularly described in Exhibit A attached hereto and incorporated herein (the "Property"), and Grantor desires to assign to Grantee, and Grantee desires to accept, all of Grantor's right, title, and interest in, to and under the Easement Agreement as it relates to the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby assigns and quitclaims to Grantee all of Grantor's right, title, and interest, if any, in and to the Easement Agreement and the easement rights relating to the Property.

This deed is being executed to convey and assign all easement or other interest Grantor has in and to the Property.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor nor any person or persons claiming by, through or under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said Property or appurtenances, or any rights thereof.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

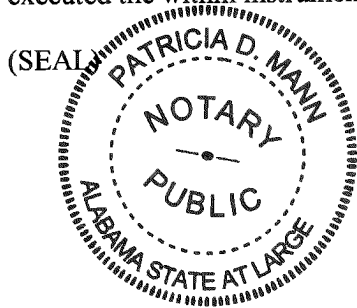
WINDSTREAM IOWA-COMM, LLC,
an Iowa limited liability company

By: _____
Name: Kelly McGriff
Title: Senior Vice President and Deputy
General Counsel

STATE OF ALABAMA)

COUNTY OF BALDWIN)

This instrument was acknowledged before me, the undersigned authority, on the 27 day of May 2026 by Kelly McGriff, the Senior Vice President and Deputy General Counsel of WINDSTREAM IOWA-COMM, LLC, an Iowa limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names is subscribed to within the instrument and acknowledged to me that such person executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.



Patricia D Mann
Notary Public

My Commission Expires: 10/2/27.

EXHIBIT "A"

Legal Description of the Property

Site Number: E132-IA-1136

The southeast quarter (S.E. $\frac{1}{4}$) of the southeast quarter (S.E. $\frac{1}{4}$) and the northeast quarter (N.E. $\frac{1}{4}$) of the southeast quarter (S.E. $\frac{1}{4}$) of section 36, T-88N, R-6W. of the 5th P.M.

Said lines to be located as far as practicable on approximately the following course: (Detail diagram shown on reverse side of the Agreement)

Beginning at a point 225' west of the N.E. corner of the N.E. $\frac{1}{4}$ of section 36, T-88N, R-6W thence in a south easterly direction to a point approximately 300' south of the N.E. $\frac{1}{4}$ and the S.E. $\frac{1}{4}$ boundary line and 170' west of east boundary line of 36 and continuing south paralleling the east section 36 boundary line to a point 170' west of the S.E. corner of the S.E. $\frac{1}{4}$ of said section 36 at the south property line.

Site Number: E132-IA-5164

Lot One (1) Subdivision of Part of the East One-Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-One (31) and of part of the West One-Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-Two (32), all in Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa.

Said lines to be located as far as practicable on approximately the following course: (Detail diagram shown on reverse side of this Agreement)

A strip of land 10.0 feet in width lying 5.0 feet on each side of the following described centerline to wit: Commencing at the Southwest Corner of above described Lot One (1), thence East 965.0 feet to the point of beginning, thence North 933.38 feet to the South Line of 80.0 feet utility, access easement.
