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**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

Preparer Information: Deborah P. Knake, 26068 221st Ave., Delhi, IA 52223

Taxpayer Information: Patricia and Andrew Coleman, 26240 221st Ave., Delhi, IA 52223

Return Document to: Deborah P. Knake, 26068 221st Ave., Delhi, IA 52223

Grantors: Ralph Douglas Cooley, Ryan W. Cooley and Deborah Penn Knake

Grantees: Patricia and Andrew Coleman

Andrew P. Coleman and Patricia A. Coleman Lease Addendum

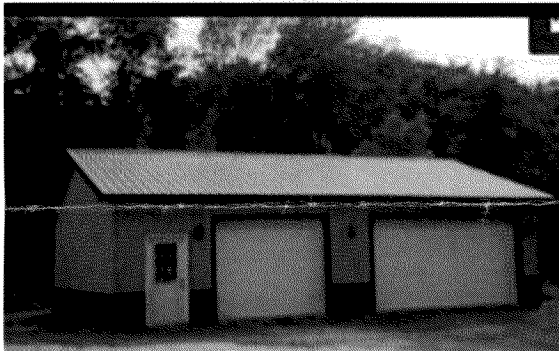
1. **Regarding:** The parties to this Addendum to Lease are Ralph Douglas Cooley, Ryan W. Cooley, and Deborah Knake as Landlords, and Andrew P. Coleman and Patricia A. Coleman a/k/a Patty Coleman as tenants. This document shall serve as an Addendum to Lease dated May 1, 2006, and ending May 1, 2046 recorded on April 25, 2007 in the Delaware County Land Records at Book 2007, Page 1230.
2. **Issue with lease ending May 1, 2046:** The current lease does not reflect the known fact that the Colemans are leasing land for their utility building on a portion of Lot 15 Hartwick Lake Club South Addition (Lot 15), Tax Parcel ID 220300801500 in which the title holders are Ralph Douglas Cooley, Ryan W. Cooley, and Deborah Penn Knake.
3. **Lease Dated May 1, 2006, ending May 1st, 2046:** The current lease recorded in the Delaware County Land Records at Book 2004, Page 2823 only covers the leased land where Colemans' permanent home is located on Lot 1 HLC South Addition at 26240 221 Ave., Cottage Grounds area, part of NE ¼ QT. of the NW ¼ QT. of section 30 Delhi TWP, Delaware County, Iowa, Tax Parcel ID 220300800169. This 40-year Lease was signed by Lessor Marcheta R. Cooley and Deborah P. Knake doing business under the trade name of Hartwick Lake Club, and by Lessees Andrew P. Coleman and Patricia A. Coleman.
4. **Documentation:** On March 3, 2007, Deborah P. Knake (daughter of Marcheta and the late Archie Cooley) signed the lease ending in the year 2046, along with Landlord /Lessor, the late Marcheta R. Cooley. Marcheta's husband, Archie Cooley passed away in 2004. It is fully believed that Marcheta intended to add the Colemans' utility building located on Lot 15 HLC South Addition, 262nd Street,

Delhi, Iowa, also identified as Tax Parcel ID number 220300801509, onto the lease recorded at Book 2004, Page 2823, as noted in a letter to the Colemans, dated January 26, 2008, in which Marcheta Cooley shares "I have all that land in forest preserve right now. If you build, there will be taxes on the land, and those taxes will be your responsibility. **I will make out your lease to correspond to your house lot lease period of time. (to May 1, 2046).**" This demonstrates that Marcheta Cooley intended to add the utility building located on Lot 15 to the lease ending in the year 2046.

While the utility building was built in 2008, according to the Delaware County Assessor's website, documented discussions occurred between Andy Coleman and Marcheta Cooley on August 4, 2002, regarding the Colemans wanting to "place a utility shed northeast of the toilet and shower house."

On January 10, 2011, Marcheta Cooley shared with the Colemans, "this is the first year I have been charged property tax where your storage/garage is."

5. At this writing, June 12, 2026, there is not a 911 street address for the utility building. The utility building does have an assigned Tax Parcel ID 220300801509. Property taxes for the utility building are billed directly to the Colemans by Delaware County.
6. The utility building in its present form on Lot 15 is pictured below, and is personal property owned by the Tenants:



7. An additional annual fee was charged for the portion of Lot 15 used for the utility building by Marcheta Cooley. This additional fee for the 2026–27 lease year is \$519. Each year thereafter, the rent will be determined by the factors detailed in the original 40-year lease referenced above.
8. The portion of Lot 15 HLC South Addition covered by this Lease Addendum is that area beneath the utility building and the ingress area from 262nd St.

9. For the record, Marcheta R. Cooley marked the original lease, recorded in the Delaware County Land Records at Book 2004, Page 2823, on the internal records of the Hartwick Lake Club, as "Void" and noted on the document, "Replaced by lease signed 3/1/07."
10. The replacement lease Marcheta R. Cooley was referring to in the internal records of Hartwick Lake Club is the Lease recorded on April 25, 2007 in the Delaware County Land Records at Book 2007, Page 1230.
11. Marcheta R. Cooley passed away on August 16, 2020.
12. Lot 1 of HLC South Addition was subsequently transferred to Ralph Douglas Cooley, and Deborah Penn Knake. Lot 15 of HLC South Addition was subsequently transferred to Ralph Douglas Cooley, Deborah Penn Knake, and Ryan W. Cooley.
13. A discrepancy exists in the jurat of the recorded Lease, which reflects that the document was signed by Marcheta R. Cooley and Deborah Penn Knake on March 3, 2007, creating uncertainty when compared with the related internal records of the Hartwick Lake Club. It is the belief of all parties to this Lease Addendum that in the Lease recorded in the Delaware County Land Records at Book 2007, Page 1230, that the parties thereto intended to include the utility building located on Lot 15 of the HLC South Addition within the scope of the lease, and the parties expressly so construe it.
14. The Tenants, Andrew P. Coleman and Patricia A. Coleman, hold their interest in this Lease as joint tenants with right of survivorship, and not as tenants in common. Upon the death of either Tenant, the surviving Tenant shall succeed to the entire interest in this Lease.
15. The survivorship provisions set forth herein shall also apply to all tenant-owned improvements located on the leased premises.
16. Need. There is land being mowed around the utility building that is used for storage for items such as trailers, etc., that will need to be addressed for year 2027 -28, as this space is not factored in as part of the lease payment.

IN WITNESS WHEREOF, the Landlords and Tenants have executed this Addendum as of the date set forth below.

LANDLORDS:

Date: June 18th, 2026

Deborah Penn Knake
Deborah Penn Knake

Date: July 03, 2026

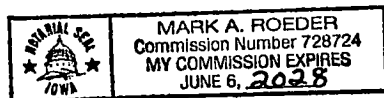
Ralph Douglas Cooley
Ralph Douglas Cooley

Date: Aug 10, 2026

Ryan W. Cooley
Ryan W. Cooley

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

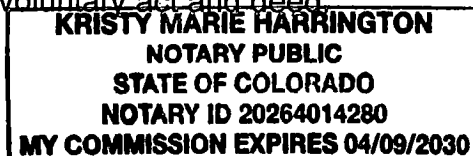
On this 18th day of June 2026, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared Deborah Penn Knake, to me known to be the identical person named in, and who executed the foregoing instrument as her voluntary act and deed.



Mark A. Roeder
Notary Public

STATE OF COLORADO)
) ss:
BOULDER COUNTY)

On this 3rd day of July 2026, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared Ralph Douglas Cooley, to me known to be the identical person named in, and who executed the foregoing instrument as his voluntary act and deed.

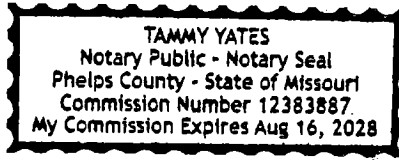


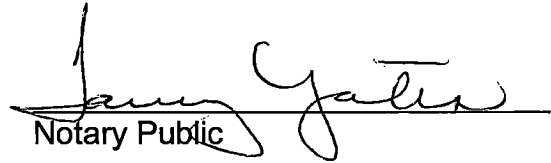
Kristy Marie Harrington
Notary Public

STATE OF MISSOURI)
 Phelps) ss:
PULASKI COUNTY)

On this 10 day of August 2026, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared Ryan W. Cooley, to me known

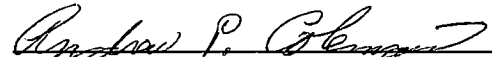
identical person named in, and who executed the foregoing instrument as his voluntary act and deed.



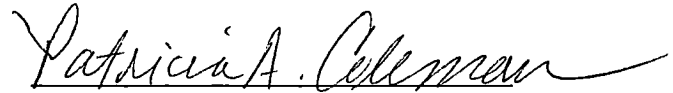

Notary Public

TENANTS:

Date: June 16th, 2026


Andrew P. Coleman

Date: June 16th, 2026


Patricia A. Coleman
a/k/a Patty Coleman

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 16 day of June 2026, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared Andrew P. Coleman, and Patricia A. Coleman, a/k/a Patty Coleman, to me known to be the identical persons named in, and who executed the foregoing instrument as their voluntary act and deed.


Notary Public

