Book 2026 Page 3250
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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Return to:	Benjamin M. Lange, Lange Law Firm, PLC, 222 1st Street East, Independence, IA 50644
Parties:	K & L Properties of Iowa, L.L.C.; Beverly J. Pitcher
Legal Description:	Unit 2, Vista View Estates, Delhi, Iowa (see Recital C)
Parcel No.:	490000103930

ACKNOWLEDGMENT AND AGREEMENT TO JOIN IN AMENDMENT OF DECLARATION

(Vista View Estates, Delhi, Iowa)

This Acknowledgment and Agreement is made on November 4th, 2026, by K & L Properties of Iowa, L.L.C., an Iowa limited liability company ("K & L"), and Beverly J. Pitcher ("Buyer"), a single person.

RECITALS

A. K & L recorded the Declaration of Submission to a Horizontal Regime and of Easements, Restrictions and Covenants for Vista View Estates, Delhi, Iowa 52223, in Book 2024, Page 2273 of the records of the Delaware County Recorder (the "Declaration"). The Declaration submits to the horizontal property regime all of K & L Properties Subdivision No. 1, recorded in Book 2024, Page 2079, which consists of Lots 1, 2 and 3.

B. The only building in Vista View Estates is on Lot 2. K & L intends to withdraw Lots 1 and 3 from the Declaration and to amend and restate the Declaration and its Bylaws (the "Amendment").

C. Buyer is purchasing from K & L the following real estate (the "Unit"): Unit 2 and the undivided interest in the land and common elements appurtenant to said Unit, in Vista View Estates, according to the Declaration recorded in Book 2024, Page 2273; same being located on K & L Properties Subdivision No. 1, a subdivision of Out Lot 9 except the north one rod, and 4th Street adjacent to Out Lot 9 except the north one rod, Section

17, Township 88 North, Range 4 West of the 5th P.M., City of Delhi, Delaware County, Iowa; commonly known as 605D 3rd Street, Delhi, Iowa.

D. Under the Declaration as recorded, Lots 1 and 3 are common elements, and the Unit carries an undivided interest in them. For that reason, Buyer's signature is needed on the Amendment and on a quitclaim deed of Buyer's interest in Lots 1 and 3.

AGREEMENT

1. **Acknowledgment.** Buyer acknowledges that, before closing on the Unit, K & L informed Buyer that it intends to withdraw Lots 1 and 3 from the Declaration and that Buyer's signature will be required.

2. **Agreement to Sign.** Within 30 days after K & L delivers them, Buyer will sign before a notary and return (a) the Amendment and (b) a quitclaim deed conveying to K & L all of Buyer's interest in Lots 1 and 3. Buyer's obligation applies only if the Amendment does not change the boundaries of the Unit, does not reduce the Unit's undivided interest in the remaining common elements below an equal share with the other two units, and does not take away Buyer's right to use the Unit as a residence.

3. **Costs.** K & L will pay all costs of preparing and recording the Amendment and the quitclaim deed.

4. **Lenders.** If Buyer mortgages the Unit before the Amendment is recorded, Buyer will give the lender a copy of this Agreement and cooperate with K & L in obtaining the lender's consent to the Amendment and release of Lots 1 and 3.

5. **Binding Effect; Recording.** This Agreement binds and benefits the parties and their heirs, successors and assigns, including anyone who acquires the Unit before the Amendment is recorded. Either party may record this Agreement.

6. **Termination.** This Agreement ends when the Amendment and the quitclaim deed are recorded. If they have not been recorded by December 31, 2027, this Agreement ends on that date unless the parties extend it in writing.

K & L PROPERTIES OF IOWA, L.L.C.

Ken Kehrli, Member

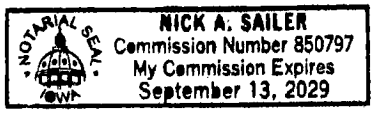
Brice Lubben, Member

BUYER

Beverly J. Pitcher

STATE OF IOWA)
) ss.
COUNTY OF Delaware)

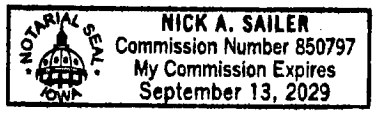
This record was acknowledged before me on Nov. 4, 2026, by Ken Kehrli and Brice Lubben as Members of K & L Properties of Iowa, L.L.C.



Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF Delaware)

This record was acknowledged before me on Nov. 4, 2026, by Beverly J. Pitcher.



Notary Public in and for the State of Iowa