[redacted]

**Recorded: 4/27/2021 at 1:45:47.0 PM**
**County Recording Fee: $27.00**
**Iowa E-Filing Fee: $3.00**
**Combined Fee: $30.00**
**Revenue Tax:**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2021 PG: 1528**

# UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
CSC 1-800-858-5294

B. E-MAIL CONTACT AT FILER (optional)
SPRFiling@cscglobal.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

2100 74154
CSC
801 Adlai Stevenson Drive
Springfield, IL 62703

Filed In: Iowa
(Delaware)

**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY**

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

| | | | | | |
|---|---|---|---|---|---|
| 1a. ORGANIZATION'S NAME SAJ Investments, LLC | | | | | |
| OR 1b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | | | SUFFIX |
| 1c. MAILING ADDRESS 1843 Firefly Rd | CITY Manchester | STATE IA | POSTAL CODE 52057 | | COUNTRY USA |

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

| | | | | | |
|---|---|---|---|---|---|
| 2a. ORGANIZATION'S NAME | | | | | |
| OR 2b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | | | SUFFIX |
| 2c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | | COUNTRY |

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

| | | | | | |
|---|---|---|---|---|---|
| 3a. ORGANIZATION'S NAME FARM CREDIT LEASING SERVICES CORPORATION | | | | | |
| OR 3b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | | | SUFFIX |
| 3c. MAILING ADDRESS 1665 UTICA AVE S, SUITE #400 | CITY MINNEAPOLIS | STATE MN | POSTAL CODE 55416 | | COUNTRY USA |

4. COLLATERAL: This financing statement covers the following collateral:
1 Building Addition together with all fixtures, attachments, components, and accessories.

This financing statement is filed for precautionary purposes only. The assets described in the collateral description above are owned by the Secured Party and are leased (or are intended to be leased) to the Debtor pursuant to the terms and conditions of the applicable lease documents between the Secured Party (as lessor thereunder) and the Debtor (as lessee thereunder) now in effect or anticipated to be executed by the parties. The Secured Party and the Debtor regard such lease to be a true lease and not a lease intended as security.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☑ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA: LDS - 001-0109216-002

2100 74154

**FILING OFFICE COPY —** UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11)

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME
SAJ Investments, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY**

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

10c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

11c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☑ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
☐ covers timber to be cut ☐ covers as-extracted collateral ☑ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
Joshua Arthur Soppe
1843 Firefly Rd
Manchester, IA 52057

16. Description of real estate:
Legal Land Description

17. MISCELLANEOUS:

| RECORDER'S INDEX |
|---|
| COUNTY: DELAWARE |
| SECTION: 18–T89N–R5W |
| QUARTER SECTION: NE1/4–SE1/4 |
| CITY: N/A |
| SUBDIVISION: PINTER FAMILY SUBDIVISION |
| BLOCK: N/A |
| LOT(S): PARCEL 2019–67 AND PARCEL 2019–68 |
| PROPRIETOR: JOSHUA A. SOPPE |
| REQUESTED BY: JOSHUA A. SOPPE |

**Recorded: 10/25/2019 at 10:02:34.0 AM**
**County Recording Fee: $17.00**
**Iowa E-Filing Fee: $3.32**
**Combined Fee: $20.32**
**Revenue Tax:**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2019 PG: 2997**

For Recorder's Use Only

Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester IA 52057 – Ph: (563)927–2060

# PLAT OF SURVEY
# PARCEL 2019–67 PART OF LOT 1 OF PINTER FAMILY SUBDIVISION AND PARCEL 2019–68 IN PARTS OF LOTS 1, 2, AND 3, OF PINTER FAMILY SUBDIVISION ALL IN THE NE1/4 OF THE SE1/4 SECTION 18–T89N–R5W DELAWARE COUNTY, IOWA

## LEGAL DESCRIPTION

### PARCEL 2019–67

**PARCEL 2019–67** IN PART OF LOT 1 OF PINTER FAMILY SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 18, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF LOT 1 OF PINTER FAMILY SUBDIVISION AS RECORDED IN BOOK 8, PAGE 156 IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA AND CENTERLINE OF FIREFLY ROAD;

THENCE **SOUTH 54°27'59" EAST (ASSUMED BEARING), 271.63 FEET** ALONG THE THE NORTHEASTERLY LINE OF SAID LOT 1 AND SAID CENTERLINE;

THENCE **SOUTH 14°46'03" WEST, 35.26 FEET;**

THENCE **SOUTH 57°14'26" WEST, 97.50 FEET;**

THENCE **SOUTH 66°52'10" WEST, 130.70 FEET** TO THE WESTERLY LINE OF SAID LOT 1;

THENCE **NORTH 01°54'32" WEST, 298.24 FEET** ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING;

CONTAINING **0.826 ACRE,** INCLUDING 0.200 ACRE OF FIREFLY ROAD RIGHT–OF–WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### PARCEL 2019–68

**PARCEL 2019–68** IN PARTS OF LOT 1, 2, AND 3 OF PINTER FAMILY SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 18, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 1 OF PINTER FAMILY SUBDIVISION AS RECORDED IN BOOK 8, PAGE 156 IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA AND CENTERLINE OF FIREFLY ROAD;

THENCE **SOUTH 54°27'59" EAST (ASSUMED BEARING), 271.63 FEET** ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND SAID CENTERLINE TO THE POINT OF BEGINNING;

THENCE CONTINUING **SOUTH 54°27'59" EAST (ASSUMED BEARING), 198.51 FEET** ALONG SAID NORTHEASTERLY LINE OF LOT 1 AND SAID CENTERLINE TO THE EASTERLY LINE OF LOT 3 OF SAID PINTER FAMILY SUBDIVISION;

THENCE **SOUTH 30°32'47" WEST, 308.24 FEET** ALONG SAID EASTERLY LINE OF LOT 3 AND WESTERLY LINE OF PARCEL 2018–65 AS RECORDED IN BOOK 2018, PAGE 1932 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA TO THE SOUTH LINE OF SAID PINTER FAMILY SUBDIVISION;

THENCE **SOUTH 87°59'45" WEST, 207.86 FEET** ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID PINTER FAMILY SUBDIVISION;

THENCE **NORTH 01°54'32" WEST, 250.03 FEET** ALONG SAID WEST LINE;

THENCE **NORTH 66°52'10" EAST, 130.70 FEET;**

THENCE **NORTH 57°14'26" EAST, 97.50 FEET;**

THENCE **NORTH 14°46'03" EAST, 35.26 FEET** TO NORTHEASTERLY LINE OF PINTER FAMILY SUBDIVISION AND SAID CENTERLINE AND THE POINT OF BEGINNING;

CONTAINING **2.134 ACRES,** INCLUDING 0.147 ACRE OF FIREFLY ROAD RIGHT–OF–WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE ARE HEREBY MADE TO A PLAT AND SURVEY MADE BY CARL F. BARTELS, RECORDED JANUARY 25, 1954, IN BOOK 2, PAGE 38, TO A PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED JULY 10, 1998, IN BOOK 8, PAGE 139, TO A PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED SEPTEMBER 11, 1998, IN BOOK 8, PAGE 156, TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED BOOK 2018, PAGE 1932, TO A WARRANTY DEED RECORDED APRIL 2, 2018, IN BOOK 2018, PAGE 808, ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

PROFESSIONAL LAND SURVEYOR
ADAM J. RECKER
24627
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Adam J. Recker 10-25-19

Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2019.
Sheets covered by this seal: SHEETS 1 THROUGH 2

**FEHR GRAHAM**
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

G:\C3D\19\19–787\19–787 – LEGAL.dwg

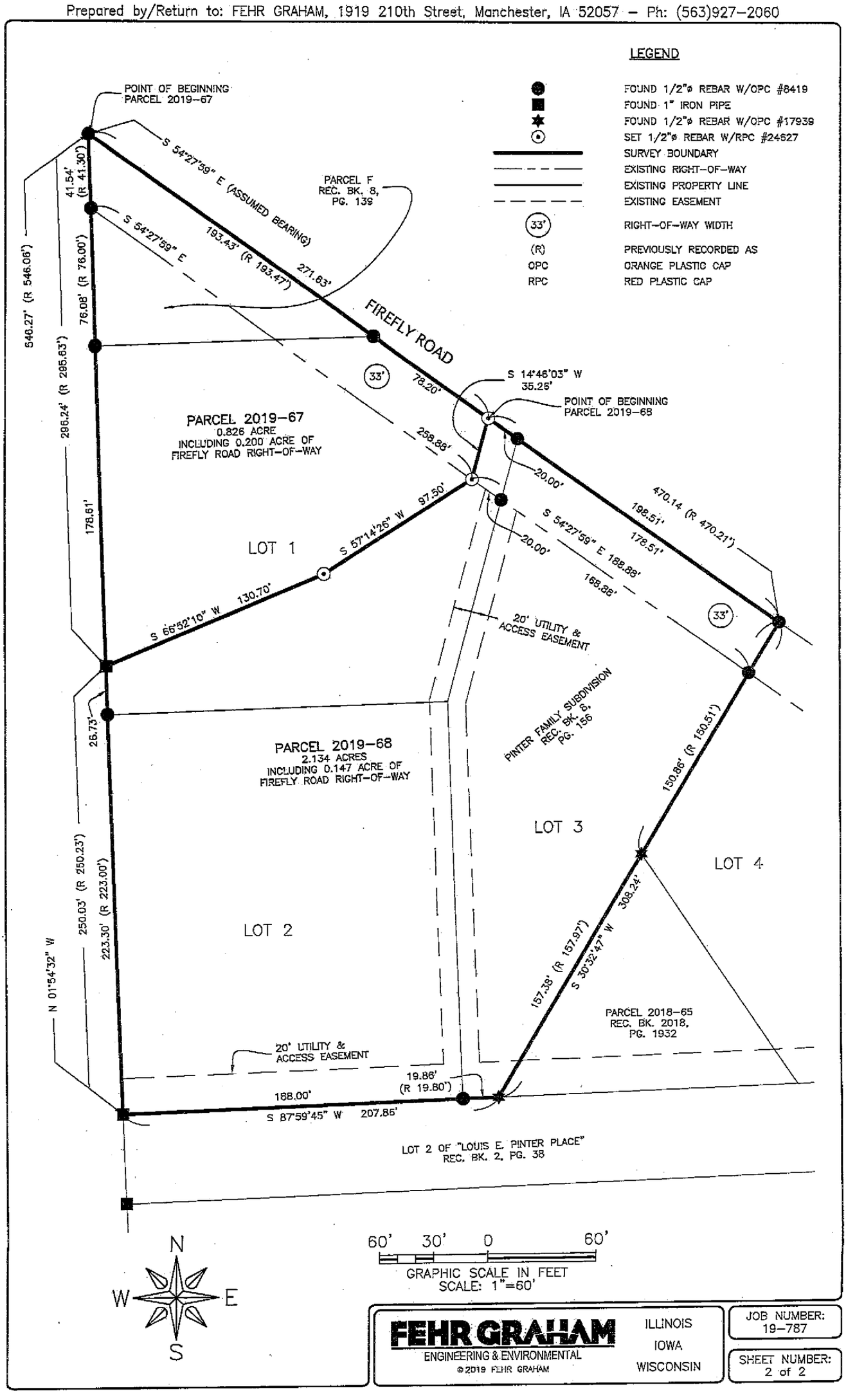
FLD BK: DEL. CO. DELAWARE TWP 1
PG: 54–55

SURVEY WAS COMPLETED ON:
SEPTEMBER 24, 2019

JOB NUMBER:
19–787

SHEET NUMBER:
1 of 2

Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester, IA 52057 – Ph: (563)927–2060




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JOB NUMBER: 19–787

SHEET NUMBER: 2 of 2

**R-111-2019**
**RESOLUTION WAIVING RIGHT TO REVIEW PLAT**

WHEREAS, A plat of survey is located on the premises described as the following:

Parcel 2019-67, Parts of Lot 1 of Pinter Family Subdivision and Parcel F and Parcel 2019-68 in Parts of Lots 1, 2, and 3, in Pinter Family Subdivision, All in the Northeast Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the Fifth P.M., Delaware County, Iowa,

WHEREAS, said intent of this Plat of Survey is to create a new Parcel in Lot 1 and Parcel F and to create a new Parcel for the remainder of Lots 1, 2, and 3 in Pinter Family Subdivision, and

WHEREAS, this plat and survey is an exception to the subdivision regulations and falls under Manchester Code Chapter 170.23 (6) "Adjustment of boundary lines and or easements between to abutting parcels where such adjustments do not increase or decrease the size of either lot affected by the adjustment by more than 25 percent. No such adjustment of boundary lines shall be permitted if such adjustment would cause either affected lot to be in violation of minimum size standards, setback requirements, or other provision of the City Zoning Ordinance...", and

WHEREAS, this division does not render the lots of Pinter Family Subdivision substandard under the Manchester City Zoning Ordinance, and

WHEREAS, the owner of the property, Joshua A. Soppe, is requesting the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat of

Parcel 2019-67 Parts of Lot 1 of Pinter Family Subdivision and Parcel F and Parcel 2019-68 in Parts of Lots 1, 2, and 3, in Pinter Family Subdivision, All in the Northeast Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the Fifth P.M., Delaware County, Iowa,

and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Approved and Passed this 14th day of October, 2019.

CITY OF MANCHESTER, IOWA

By Milt L. Kramer
Milt L. Kramer, Mayor

By Erin Learn
Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

State of Iowa )
) SS
Delaware County )

On this 15th day of October, 2019, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution R-111-2019 passed by the City Council of the City of Manchester, Iowa on the 14th day of October, 2019, and that Milt L. Kramer and Erin Learn acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Laura K. Thomas
Notary Public in and for the State of Iowa
My commission expires 8-26-20

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020