Recorded: 11/4/2026 at 2:09:19.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3256

Prepared by & Return to: Carolyn Davis, Locher & Davis, PLC, 225 1st Ave. East, Dyersville, Iowa 52040
Phone: 563-875-9112

EASEMENT AGREEMENT

WHEREAS, Todd J. Bildstein and Chad M. Bildstein, hereinafter "Bildstein," own property legally described as the following and referred to as Parcel 1:

> Parcel 1: Parcel 2026-59 in the SW 1/4 of the SE 1/4 and SE 1/4 of the SE 1/4 of Section 15-T89N-R3W Delaware County, Iowa, according to plat recorded in Book 2026, Page 1870

WHEREAS, Todd J. Bildstein, Trustee of the Edward R. Bildstein Trust dated January 14, 2026, hereinafter "Bildstein Trust," owns property legally described as the following and referred to as Parcel 2 and Parcel 3, respectively:

> Parcel 2: Parcel 2026-60 in the SW 1/4 of the SE 1/4 and SE 1/4 of the SE 1/4 of Section 15-T89N-R3W Delaware County, Iowa, according to plat recorded in Book 2026, Page 1870

> Parcel 3: The Southwest Quarter (SW1/4) of the Southwest Quarter (SE1/4) of Section 14, Township 89 North, Range 3, West of the 5th P.M., Delaware County, Iowa

WHEREAS, Bildstein is desirous of granting Bildstein Trust an access and utility easement over Parcel 1 for the benefit of Parcel 2 and Parcel 3;

NOW AND THEREFORE, for the consideration of mutual covenants made below and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bildstein and Bildstein Trust agree as follows:

1. Easement. Bildstein hereby grants to the owner of Parcel 2 and Parcel 3 a permanent access and utility easement for ingress and egress for agricultural, vehicular and pedestrian traffic over and across the existing thirty (30) foot Access Easement as shown on the attached Plat of Survey Parcel A, filed July 7, 2026, in Book 2026, Page 1870 of the Delaware County Records, hereinafter Exhibit A, which crosses over Parcel 1, hereinafter "Easement Area".

2. Shared Use. Bildstein and Bildstein Trust, respectively, shall have the right to use the Easement Area for the purposes set forth herein. Neither party shall make use of the Easement which will materially interfere with the use of said Easement by the other, and any other parties with access rights over the Easement.

3. Barriers. Except as may be reasonably necessary on a temporary basis, no walls, fences, gates, barriers, or other improvements of any sort or kind shall be constructed or maintained in or on the Easement Area, or any part thereof, which shall prevent or impair the use or exercise of the Easement provided in this Agreement, or the free access and movement, including without limitation, pedestrian and vehicular traffic, over the Easement Area.

4. Maintenance. Bildstein Trust shall be responsible for all maintenance, repair and replacement of the Easement Area over the Easement at its sole discretion with such cost, unless another agreement is made, of any maintenance, upkeep, or repairs related to ordinary wear and tear or sudden damage to the Easement Area shall be borne 50% by Bildstein and 50% by Bildstein Trust.

   The cost of maintenance and repairs to the Easement Area resulting from damage other than ordinary wear and tear, including negligence or intentional actions, by a party (hereinafter referred to as "Damaging Party") or any guests or invitees of the Damaging Party, shall be the sole responsibility of the Damaging Party.

5. Covenants Running with the Land. This Easement shall be a permanent easement running with the land. This Agreement shall be binding and inure to the benefit and obligation of the successors, heirs, and assigns of Bildstein and Bildstein Trust.

Agreed to this 3rd day of November, 2026.

Todd J. Bildstein

Edward R. Bildstein Trust dated January 14, 2026

Chad M. Bildstein

Todd J. Bildstein, Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 3, 2026, by Todd J. Bilstein, Chad M. Bildstein, and Todd J. Bildstein, as Trustee of the Edward R. Bildstein Trust dated January 14, 2026.

NOTARIAL SEAL IOWA
CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

Signature of Notary Public

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 15–T89N–R3W
QUARTER SECTION: SE1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2026–59 AND PARCEL 2026–60
PROPRIETOR: EDWARD R. BILDSTEIN TRUST
REQUESTED BY: TODD BILDSTEIN

Filed Delaware County
Assessor 7/7/2026

Filed Delaware County
Auditor 7/7/2026

EXHIBIT A

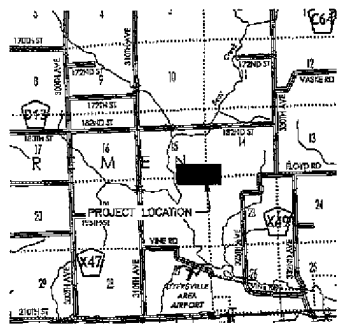
Recorded: 7/7/2026 at 3:54:29.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1870

FOR RECORDER'S USE ONLY

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 – PH: 563.927.2060

PLAT OF SURVEY
PARCEL 2026–59 AND PARCEL 2026–60
IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 15–T89N–R3W
DELAWARE COUNTY, IOWA

LOCATION MAP
NOT TO SCALE



NOTE: THIS IS A PLAT OF SURVEY FOR PART OF THE PROPERTY AS DESCRIBED BY A QUIT CLAIM DEED RECORDED JANUARY 14, 2026, IN BOOK 2026, PAGE 98, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THESE PARCELS AS "PARCEL 2026–59 AND PARCEL 2026–60".

SURVEY DESCRIPTION:

PARCEL 2026–59 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF OF SAID SECTION;

THENCE NORTH 00°17'58" WEST (ASSUMED BEARING), 1348.63 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 89°50'16" EAST, 225.77 FEET ALONG THE NORTH LINE OF SAID QUARTER–QUARTER;

THENCE SOUTH 29°59'48" EAST, 342.01 FEET;

THENCE SOUTH 20°39'03" EAST, 354.89 FEET;

THENCE SOUTH 85°58'03" EAST, 818.27 FEET;

THENCE NORTH 05°12'40" EAST, 439.31 FEET;

THENCE NORTH 89°47'23" EAST, 572.93 FEET;

THENCE SOUTHEASTERLY 266.62 FEET ALONG A 365.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 26°53'55" EAST, 260.74 FEET);

THENCE SOUTH 03°58'32" EAST, 528.06 FEET;

THENCE NORTH 73°39'16" EAST, 155.79 FEET;

THENCE SOUTHEASTERLY 214.17 FEET ALONG A 238.10 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 29°47'10" EAST, 207.02 FEET);

THENCE SOUTH 03°13'14" EAST, 224.94 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°23'02" WEST, 2374.06 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

CONTAINING 48.691 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ACCESS EASEMENT

A STRIP OF LAND FOR INGRESS/EGRESS EASEMENT PURPOSES BEING 30 FEET IN WIDTH ON THE NORTHERLY PART OF PARCEL 2026–59 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 15, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

NOTE: THE LINES OF SAID ACCESS EASEMENT ARE BEING EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS.

SURVEY DESCRIPTION:

PARCEL 2026–60 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 89°50'16" EAST, 226.77 FEET ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION TO THE POINT OF BEGINNING;

THENCE SOUTH 29°59'48" EAST, 342.01 FEET;

THENCE SOUTH 20°39'03" EAST, 354.89 FEET;

THENCE SOUTH 85°58'03" EAST, 818.27 FEET;

THENCE NORTH 05°12'40" EAST, 439.31 FEET;

THENCE NORTH 89°47'23" EAST, 572.93 FEET;

THENCE SOUTHEASTERLY 266.62 FEET ALONG A 365.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 26°53'55" EAST, 260.74 FEET);

THENCE SOUTH 03°58'32" EAST, 528.06 FEET;

THENCE NORTH 73°39'16" EAST, 155.79 FEET;

THENCE SOUTHEASTERLY 214.17 FEET ALONG A 238.10 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 29°47'10" EAST, 207.02 FEET);

THENCE SOUTH 03°13'14" EAST, 224.94 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 89°23'02" EAST, 271.50 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID QUARTER–QUARTER;

THENCE NORTH 00°22'59" WEST, 1327.68 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 89°50'16" WEST, 2416.97 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING;

CONTAINING 32.548 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED NOVEMBER 25, 2014, IN BOOK 2014, PAGE 2960; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

SURVEYOR:
ADAM J. RECKER, P.L.S.
FEHR GRAHAM
221 E MAIN ST, STE 301
MANCHESTER, IA 52057

PROPRIETOR/OWNER:
EDWARD R. BILDSTEIN TRUST
TODD J. BILDSTEIN, CO–TRUSTEE
3036 182ND ST
DYERSVILLE, IA 52040

REQUESTED BY/SUBDIVIDER:
TODD BILDSTEIN,
CO–TRUSTEE
EDWARD R. BILDSTEIN TRUST
3036 182ND ST
DYERSVILLE, IA 52040

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 7-7-2026
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2027.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\251\251\251077\251077 Legal.dwg

FLD BK: FEHR GRAHAM JUERGENS No. 2
PG: 43–44
SURVEY WAS COMPLETED ON: JUNE 19, 2026

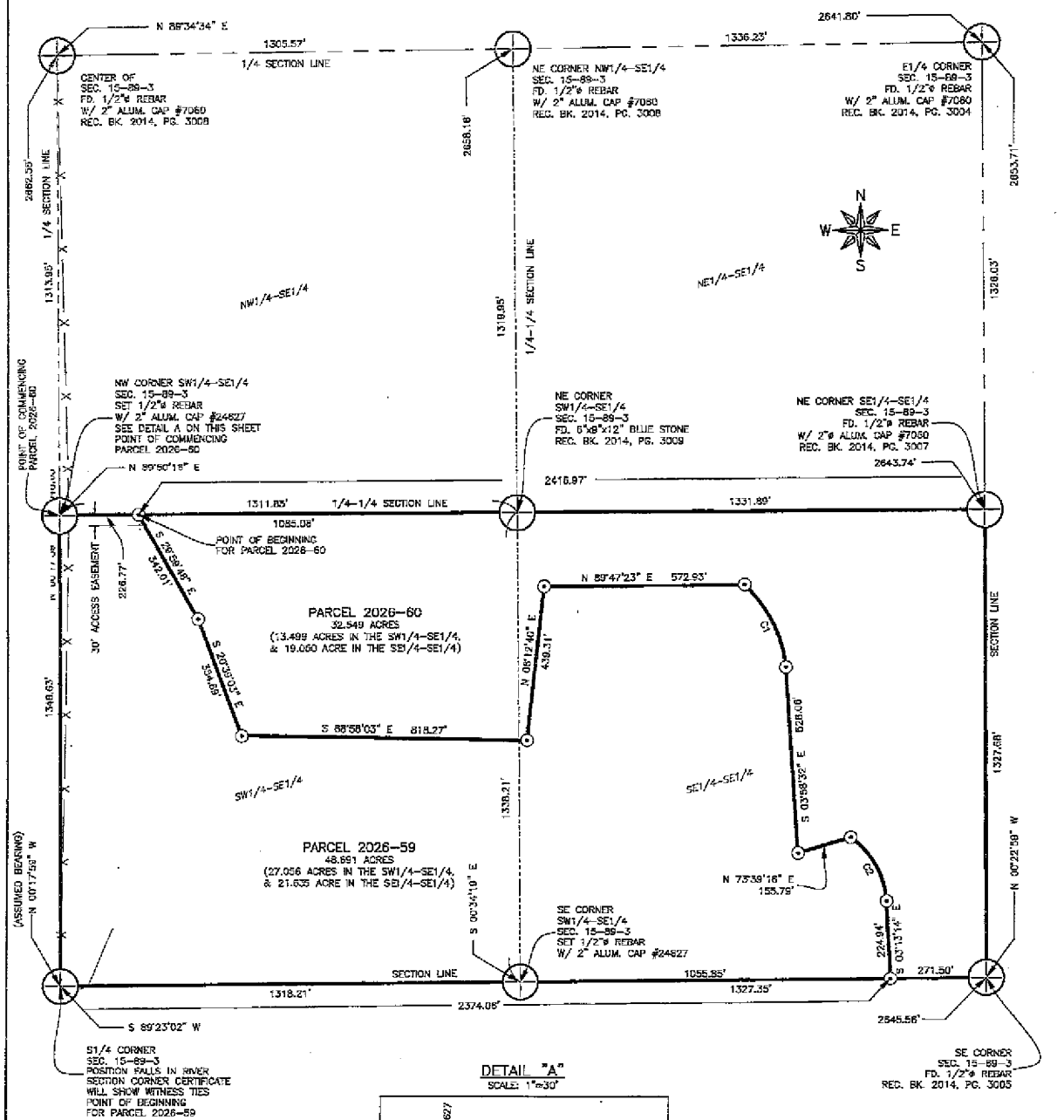
JOB NUMBER: 251077

SHEET NUMBER: 1 of 2

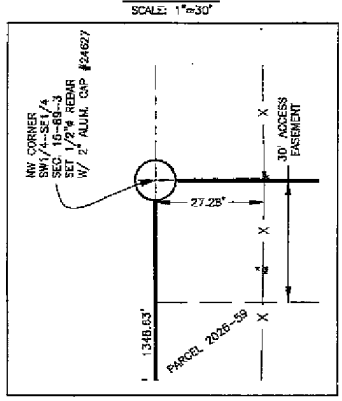
PLOT DATE: 7/7/26

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 – PH: 563.927.2060

PLAT OF SURVEY
PARCEL 2026-59 AND PARCEL 2026-60
IN THE SW 1/4 OF THE SE 1/4 AND SE 1/4 OF THE SE 1/4
OF SECTION 15-T89N-R3W
DELAWARE COUNTY, IOWA



DETAIL "A"
SCALE: 1"=30'



300' 150' 0 300'
GRAPHIC SCALE IN FEET
SCALE: 1"=300'

LEGEND

⊕	SECTION CORNER AS DESCRIBED
⊙	SET 1/2"ø REBAR W/RPC #24627
———	SURVEY BOUNDARY
— — —	SECTION LINE
———	1/4 SECTION LINE
———	1/4-1/4 SECTION LINE
— — —	PROPOSED EASEMENT
—x—x—	EXISTING FENCE
(R)	PREVIOUSLY RECORDED AS
RPC	RED PLASTIC CAP

Curve Table

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	268.52'	365.00'	S 26°53'55" E	260.74'
C2	214.17'	238.10'	S 29°47'10" E	207.02'

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\CSP\26\261077\261077 Legal.dwg

FLD BK: FEHR GRAHAM JUERGENS No. 2 PG: 43-44
SURVEY WAS COMPLETED ON: JUNE 19, 2026

JOB NUMBER: 261077

SHEET NUMBER: 2 of 2