Recorded: 11/5/2026 at 3:40:30.0 PM
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: 3268

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

PERMANENT EASEMENT AGREEMENT

WHEREAS, Tim Joseph Krapfl and Melanie Sue Krapfl, husband and wife, hereinafter "Grantors", own real estate legally described as:

> Parcel 2026-88 Part of Parcel 2023-34 located in the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), All in Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2026, Page 2835

WHEREAS, Brunsman Ag Solutions, LLC, hereinafter "Grantee", own real estate legally described as:

> Parcel 2026-87 Part of Parcel 2023-34 located in the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), All in Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2026, Page 2835

WHEREAS, the Grantors and Grantees are desirous of entering into a Permanent Mutual Access Easement for ingress egress and utility over Parcel 2026-88 for the benefit of Parcel 2026-87 and over Parcel 2026-87 for the benefit of Parcel 2026-88, as described below and outlined on Exhibit A, Plat of Survey, filed for record June 14, 2023, in Book 2023, Page 1333, in the Delaware County Recorder's Records, and Exhibit B, Plat of Survey, filed for record September 28, 2026, in Book 2026, Page 2835, in the Delaware County Recorder's Records.

NOW AND THEREFORE, for the consideration of the mutual covenants made below and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tim Joseph Krapfl and Melanie Sue Krapfl, husband and wife, Grantors as the owners of Parcel 2026-88 and Brunsman Ag Solutions, LLC, Grantees, as the owner of Parcel 2026-87, agree as follows:

1. Easement to Grantees. The Grantors hereby grant to the Grantees a permanent mutual access easement for ingress, egress and utility (the "Easement") for vehicular and pedestrian traffic over and across the Grantees' travel portion of the Thirty Three (33) foot Wide Easement for Ingress, Egress and Utility as shown on Exhibit A and Exhibit B as Easement A, collectively hereinafter "Easement Area A".

   The Grantors hereby grant to the Grantees a permanent mutual access easement for ingress, egress and utility (the "Easement") for vehicular and pedestrian traffic over and across the Grantees' travel portion of the Seven (7) foot Wide Easement for Ingress, Egress and Utility as shown on Exhibit B as Easement B, collectively hereinafter "Easement Area B".

   Easement to Grantors. Grantors retain and Grantees hereby grant to the Grantors a permanent mutual access easement for ingress, egress and utility (the "Easement") for vehicular and pedestrian traffic over and across the Twenty Six (26) foot Wide Easement for Ingress, Egress and Utility as shown on Exhibit B as Easement C, collectively hereinafter "Easement Area C".

2. Shared Use. Grantors and Grantees shall have the right to use Easement Area A and B, and Easement Area C, respectively, for the purposes set forth herein and for any other purposes not inconsistent with the rights of the Grantors and Grantees respectively. Neither party shall make use of the Easements which will materially interfere with the use of said Easement A and Easement B, and Easement C, respectively, by the other, and any other parties with access rights over the Easements.

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 Areas or any part thereof, which shall prevent or impair the use or exercise of the Easements provided in this Agreement, or the free access and movement, including without limitation, pedestrian and vehicular traffic, over the Easement Area A, Easement Area B, and Easement Area C.

4. Maintenance. Grantees shall be responsible for all maintenance, repair and replacement of Easement Area A and Easement Area B 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 A and Easement Area B shall be borne 100% by Grantees.

   Grantors shall be responsible for all maintenance, repair and replacement of Easement Area C 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 C shall be borne 100% by Grantors.

   The cost of maintenance and repairs to the Easement Area A, Easement Area B, and Easement Area C 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. Relocation. Grantors, at Grantors' sole expense, shall have the right to relocate Easement Area A, Easement Area B, and Easement Area C. In the event of relocation, notice shall be given to Grantees of the request to relocate and the proposed relocation of the corresponding Easement Area.

6. 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 of the successors, heirs, and assigns of the owners of Parcel 2026-88 and the owners of Parcel 2026-87.

Agreed to this 5th day of November, 2026

GRANTORS:

Tim Joseph Krapfl

Melanie Sue Krapfl

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 5, 2026 by Tim Joseph Krapfl and Melanie Sue Krapfl.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

Signature of Notary Public

Agreed to this 5th day of November, 2026.

GRANTEES:
Brunsman Ag Solutions, LLC

Ross Brusnman, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 5, 2026 by Ross Brunsman, Member of Brunsman Ag Solutions, LLC, an Iowa limited liability company.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

Signature of Notary Public

INDEX LEGEND	
LOCATION:	NW1/4 SW1/4 OF SECTION 25, T89N, R4W SW1/4 SW1/4 OF SECTION 25, T89N, R4W
PROPRIETORS:	TIM JOSEPH KRAPFL AND MELANIE SUE KRAPFL
REQUESTOR:	TIM KRAPFL
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

FILED Delaware Co. Assessor JUL 14 2023

FILED Delaware Co. Auditor JUL 14 2023

Exhibit A

Book 2023 Page 1333

Document 2023 1333 Type 05 002 Pages 7
Date: 8/14/2023 Time 1:16:53PM
Rec Amt: $37.00

Damien Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

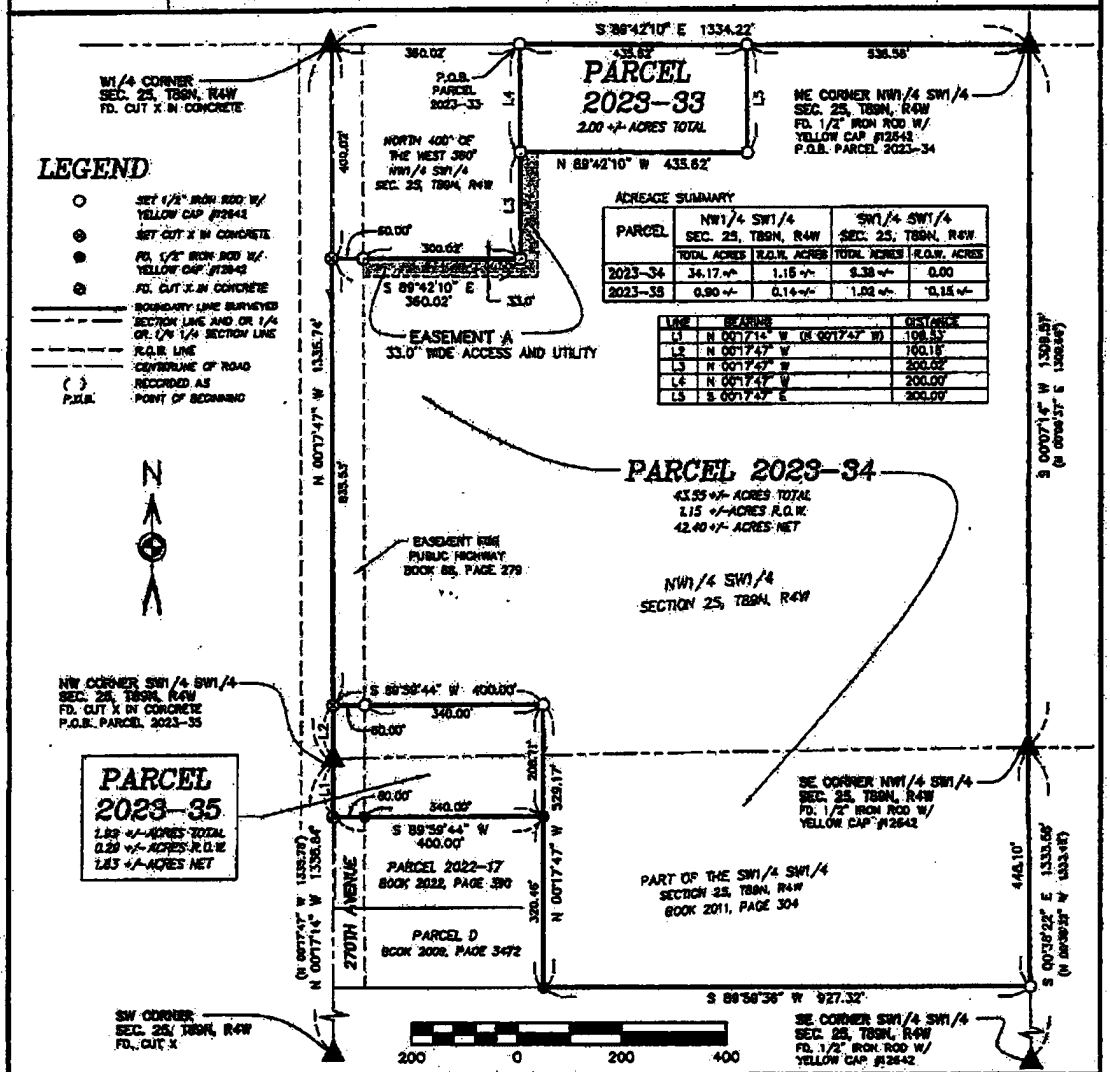
PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 856 2028

PLAT OF SURVEY

PARCEL 2023-33 OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2023-34 OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2023-35 OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



DATE OF SURVEY: 5/9/2023 | SCALE: 1" = 200' | SHEET 1 of 7

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

William H. Burger 6/14/23

WILLIAM H. BURGER #12642 DATE

LICENSED LAND SURVEYOR WILLIAM H. BURGER 12642 IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

INDEX LEGEND

LOCATION: PARCEL 2023-34 LOCATED IN THE NW1/4 SW1/4 AND IN THE SW1/4 SW1/4 ALL IN SECTION 25, T89N, R4W

PROPRIETORS: TIM JOSEPH KRAPFL AND MELANIE SUE KRAPFL

REQUESTOR: TIM KRAPFL

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

FILED
Delaware Co. Assessor
SEP 28 2026

FILED
Delaware Co. Auditor
SEP 28 2026

EXHIBIT B

Book 2026 Page 2835
Document 2026 2835 Type 08 002 Pages 6
Date 9/28/2026 Time 11:39:04AM
Rec Amt $32.00

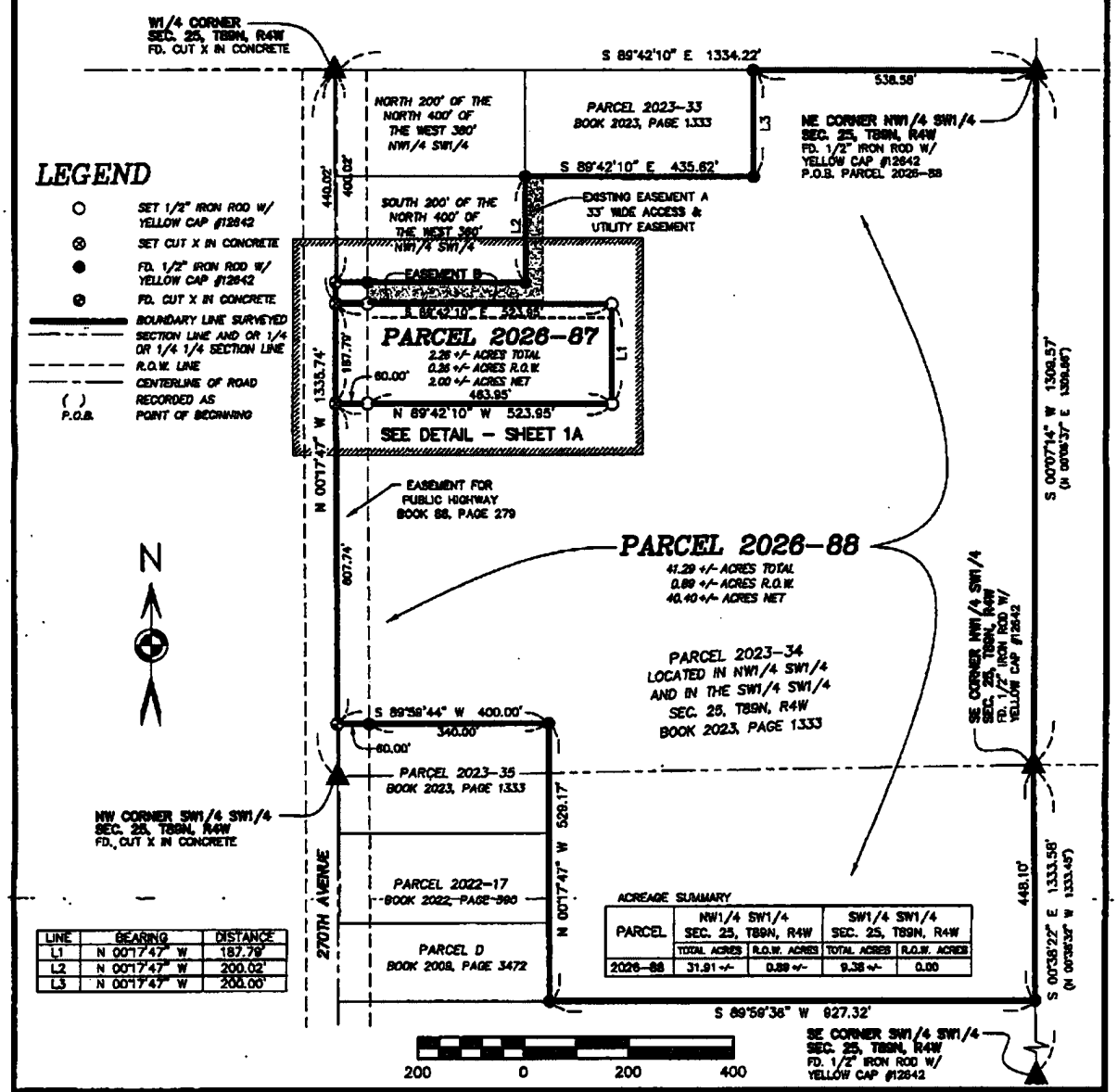
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2026-87 PART OF PARCEL 2023-34 LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-88 PART OF PARCEL 2023-34 LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊗ SET CUT X IN CONCRETE
- ● FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊗ FD. CUT X IN CONCRETE
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- R.O.W. LINE
- CENTERLINE OF ROAD
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N 00°17'47" W	187.79'
L2	N 00°17'47" W	200.02'
L3	N 00°17'47" W	200.00'

ACREAGE SUMMARY

PARCEL	NW1/4 SW1/4 SEC. 25, T89N, R4W		SW1/4 SW1/4 SEC. 25, T89N, R4W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2026-88	31.91 +/-	0.89 +/-	9.38 +/-	0.00

DATE OF SURVEY: 5/9/2023 | SCALE: 1" = 200' | SHEET 1 OF 5

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

LICENSED LAND SURVEYOR WILLIAM H. BURGER 12642 IOWA

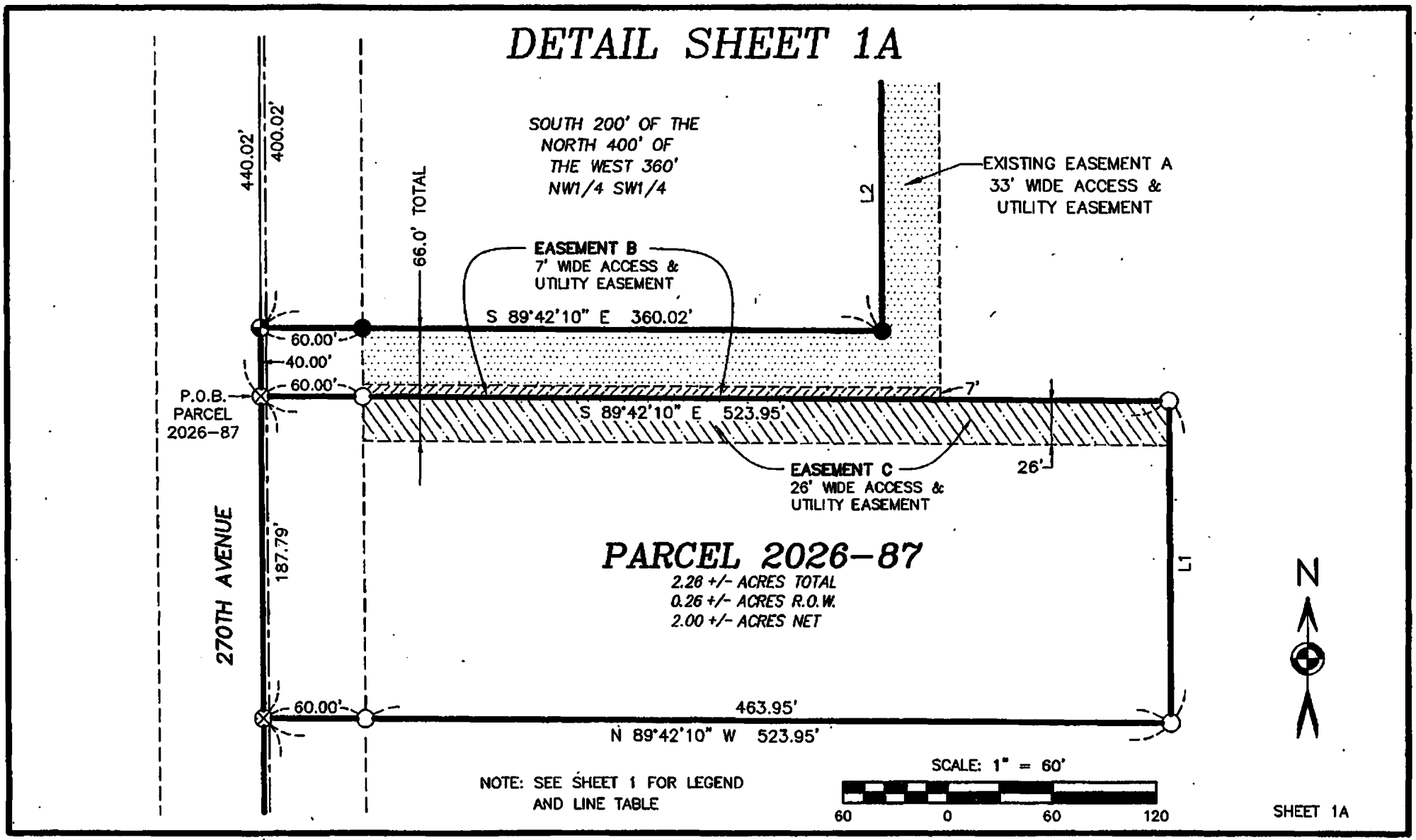
SHEETS COVERED BY THIS SEAL: 1-1A

William H. Burger 9/2/26

WILLIAM H. BURGER #12642 DATE

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

DETAIL SHEET 1A



SHEET 1A