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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

OPTION TO PURCHASE REAL ESTATE

Recorder's Cover Sheet

Preparer Information:
Donald F. Moonen, PO Box 57, Epworth, (563) 588-3451

Taxpayer Information:
Michael L. Stahlberg
114 4th Street NW
Hopkinton, IA 52237

Return Address
Attorney Steven Carr
117 South Franklin PO Box 333
Manchester, IA 52057

Grantors:
Michael L. Stahlberg and Karla R. Stahlberg

Grantees:
Jayme L. Digman

Legal Description: Lots Six (6) and Seven (7), except the easterly sixteen and one-half (16 1/2) feet of Lot Six (6), Block Four (4), H. A. Carter's Third Addition to Hopkinton, Iowa, according to the plat recorded in Book 19 L.D., page 104 of the records of Delaware County, Iowa

Document or instrument number if applicable: n/a

RE: Lots Six (6) and Seven (7), EXCEPT the Easterly sixteen and one-half (16 ½) feet of lot Six (6), Block Four (4), H.A. Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in book 19 L. D. , page 104 of the records of Delaware County, Iowa

OPTION TO PURCHASE REAL ESTATE

For One Dollar ($1.00) and other good and valuable consideration, the receipt of which is acknowledged, the undersigned Michael L. Stahlberg and Karla R. Stahlberg, husband and wife, (hereinafter "Stahlbergs") (Michael L. Stahlberg aka Mike L. Stahlberg, and Karla R. Stahlberg fka Karla R. Sternhagen), as owners of the above-captioned real estate, hereby grant to Jayme L. Digman, a single man, (hereinafter "Digman") an option to purchase such above-captioned real estate for a purchase price of forty-nine thousand, six hundred dollars ($49,600.00). Such option to purchase shall be binding on any successors in interest to Stahlbergs but shall be exclusive in Digman, without any right of sale or other transfer of such purchase option. Such option shall be exercisable on or before August 1, 2015 to take effect on October 1, 2015 (or after, if caused by delays in Stahlbergs performing obligations such as proof of fully marketable title -- see below -- Digman (only) may unilaterally rescind the exercise of the option to purchase if delays extend beyond December 1, 2015).

Exercise of such option to purchase shall be made by Digman, or an agent for Digman, by sending a letter to Stahlbergs notifying Stahlbergs of Digman's election to exercise the option, with such letter to be mailed before the stated exercise deadline date by certified mail, return receipt requested, to Michael L. Stahlberg and Karla R. Stahlberg at the following address:

Michael L. Stahlberg and Karla R. Stahlberg
c/o Attorney Steven Carr
117 South Franklin PO Box 333
Manchester, IA 52057

After such notice of exercise of the purchase option, Digman shall tender the complete purchase price (*but see below) to Stahlbergs on October 1, 2015 conditional upon delivery by Stahlbergs (or their agent) to Digman of a Warranty Deed of conveyance and an abstract of title to the above-captioned real estate that shows fully marketable title in Stahlbergs to convey the real estate; then-existing liens on the title shall NOT make such title less than fully marketable IF all such liens can and will be fully paid and released in conjunction with the closing to complete the sale and purchase.

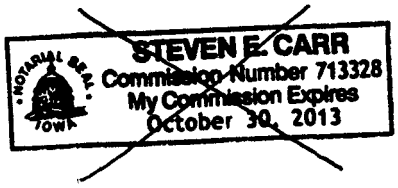
*After January 1, 2015 and prior to August 1, 2015, Digman may request from Stahlbergs an updated abstract of title, or a written lien search report, for purposes of Digman's evaluation of the state of title and of existing liens before his option exercise decision is made. If Digman has such title and lien search instead done at his own expense because of option exercise time constraints, and thereafter exercises the option, such Digman costs shall be credited against the sales price.

Dated this ~~1st~~ 30th day of ~~July~~ June, 2011

Michael L. Stahlberg

Karla R. Stahlberg

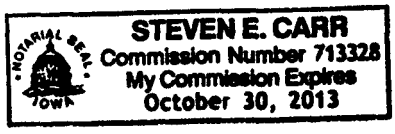
The described option to purchase is hereby accepted this ~~1st~~ 30th day of ~~July~~ June, 2011



Jayme L. Digman

STATE OF IOWA, COUNTY OF DELAWARE : ss

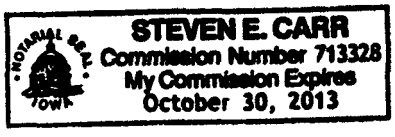
The foregoing instrument was acknowledged before me, A Notary Public, by Michael L. Stahlberg and Karla R. Stahlberg, husband and wife, on the ~~1st~~ 30th day of ~~July~~ June, 2011



Notary Public

STATE OF IOWA, COUNTY OF DELAWARE: ss

The foregoing instrument was acknowledged before me, A Notary Public, by Jayme L. Digman on the 30th ~~1st~~ day of ~~July~~ June, 2011



Notary Public