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Document 2016 1666 Type 06 006 Pages 3
Date 6/28/2016 Time 3:53:15PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information (Name, Address and Phone): Craig Elliott, P.O. Box 366, Anamosa, IA 52205, (319) 462-4361
Return Document to: Craig Elliott, P.O. Box 366, Anamosa, IA 52205

SPACE ABOVE THIS LINE FOR RECORDER

AGREEMENT OF PARTIES

WHEREAS, Ronald J. Miles (hereafter referred to as "Ronald") holds title to certain real estate located in Delaware County, Iowa and legally described as follows:

Parcel 2015-78, Part Of Lot 6 Of Miles Acres Subdivision; Section 35, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2198, amended and superceded by plat recorded in Book 2016, Page 774.

(hereafter referred to as the "real estate"); and

WHEREAS, Ralph Nieman and Reva Nieman (hereafter referred to as "the Niemans"); wish for a first option to purchase the real estate in the event that Ronald ever attempts to transfer his interest in the real estate to a third party; and

WHEREAS, Ronald is agreeable to provide to the Niemans such a right for a first option to purchase the real estate;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL OBLIGATIONS AND PROMISES CONTAINED HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED AS FOLLOWS:

1. Any agreement between Ronald and a third party to transfer Ronald's interest in the real estate shall be subject to the Niemans' right to a first option to purchase the real estate from Ronald. Therefore, Ronald shall not transfer his interest in the real estate to a third party until the Niemans have been provided the opportunity to exercise their right to purchase the real estate under the terms of this agreement.

2. Ronald shall provide written notice to the Niemans of any pending transfer of the real estate, and this notice shall contain the terms and conditions of that transfer. The notice shall also include a signed copy of any purchase agreement between Ronald and the third party. Notice to the Niemans shall be perfected when Ronald personally delivers the documents to the Niemans or when he deposits the documents in the U.S.

mail, with proper postage affixed, to the Niemans at the following address: 2357 State Highway 38, Delhi, Iowa 52223 (Or to any such other address as may be later identified by the Niemans)

3. The Niemans shall have thirty (30) days from the date of notice of the pending transfer to provide written notice to Ronald that they are exercising their right to purchase the real estate under the terms of this agreement. The Niemans shall also include a signed offer to purchase the real estate from Ronald that contains the same relevant terms and conditions as those set forth in the agreement between Ronald and the third party. Notice to Ronald shall be perfected when the Niemans personally deliver these documents to Ronald or when they deposit the documents in the U.S. mail, with proper postage affixed, to Ronald at the following address: 2719 State Highway 38, Hopkinton, Iowa 52237. (Or to any such other address as may be later identified by Ronald). Ronald shall promptly sign the acceptance to the offer to purchase the real estate and return a copy of the signed document back to the Niemans.

4. The Niemans' right to purchase the real estate under the terms of this agreement shall lapse if they fail to fulfill the notice requirements of paragraph 3 above.

5. The provisions of this agreement shall be binding upon the heirs, successors in interest and assigns of the Niemans and upon the heirs and any other successors in interest of Ronald.

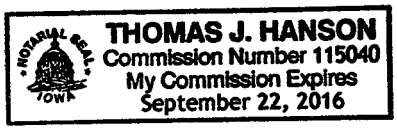
6-28-2016 (Date) — Ronald J. Miles — Ronald J. Miles

6/28/2016 (Date) — Ralph Nieman — Ralph Nieman

6/28/2016 (Date) — Reva Nieman — Reva Nieman

STATE OF IOWA)
)
) SS:
COUNTY OF DELAWARE)

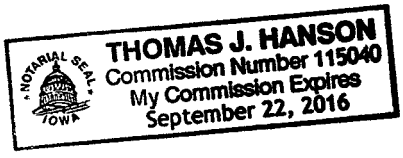
Ona this 28 day of June, 2016, before me a notary public for the State of Iowa personally appeared Ronald J. Miles, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for the
State of Iowa

STATE OF IOWA)
)
) SS:
COUNTY OF Delaware)

Ona this 28th day of June, 2016, before me a notary public for the State of Iowa personally appeared Ralph Nieman and Reva Nieman, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Notary Public in and for the
State of Iowa