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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AGREEMENT
Recorder's Cover Sheet

Preparer Information: John M. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: Bryan L. Gray, 908 E Main Street, Manchester, IA 52057

Return Address: Bryan L. Gray, 908 E Main Street, Manchester, IA 52057

Grantors: Karen F. Gray

Grantees: Bryan L. Gray

Legal Description: See Page 2

Document or instrument number if applicable:

AGREEMENT

Bryan Gray and Wendy Hellmann, brother and sister, agree as follows:

Bryan Gray is the owner of a condominium formerly owned by the parties' mother, Karen Gray, located at 732 Stiles St., Manchester, Iowa and legally described as follows:

> Unit No. 732 and the undivided one-fourth (1/4) interest in the Common Elements appurtenant to said Unit, in "Stiles Street Estates," according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Stiles Street Estates Manchester, Iowa, recorded in Book 2006, Page 2595; same being located on Lots One (1) and Two (2) of Foust First Addition, a Subdivision of Lot 5 (Except Parcel No. 1) Tibbott's First Addition, a Subdivision of Part of Lot 5 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 3414,

Karen Gray continues to reside in said condominium. At such time as Karen Gray no longer resides in the condominium for any reason, Bryan Gray shall either:

1) Pay Wendy Hellmann one-half the fair market value of the condominium within 60 days after Karen Gray no longer resides in the condominium. If the parties cannot agree on a fair market value, the parties shall agree on and split the cost for an independent appraisal to be completed and the appraised value shall be used as the fair market value.

2) Sell the condominium with Wendy Hellman being paid one-half the sales price less one-half the ordinary costs of sale which shall include taxes (current and prorated).

This agreement shall be recorded and shall constitute a lien against the real estate until paragraphs 1 or 2 above are completed.

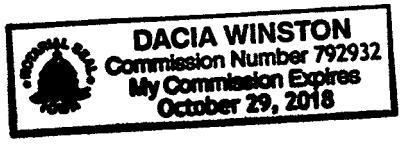
Dated this 22 day of December, 2016

Bryan Gray

Wendy Hellmann

STATE OF IOWA)
DELAWARE COUNTY) ss:

This instrument was acknowledged before me on this 2nd day of December, 2016 by Bryan Gray and Wendy Hellmann.



Notary Public in and for the State of Iowa