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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & Return to: Steven E. Carr, 117 S. Franklin St., PO Box 333, Manchester, Iowa 52057,(563) 927-4164
Grantor: Joseph N. Kelchen Grantee: James J. Turnis
Susan M. Kelchen

Right of First Refusal

Joseph N. Kelchen and Susan M. Kelchen, husband and wife, hereinafter "Grantor" and James J. Turnis, hereinafter "Grantee" in consideration of their mutual promises and performances herein agree as follows:

1. Grantor are the owners of the following described real estate:

> The Northwest Quarter (NW ¼) of Section Twenty Eight (28), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M. except the East one (1) rod thereof and except the South one thousand eight hundred forty four and five-tenths (1844.5) feet thereof.

The undersigned grant to Grantee a right of first refusal to purchase the above-described real estate in the event of resale. This right exists for the same terms as are deemed to be acceptable by Grantor from any buyer. In such event Grantor shall notify Grantee in writing by certified mail that the sale is otherwise to occur. Grantee shall respond within fourteen (14) days and may buy the property on those same terms. Grantee shall keep Grantor notified of current mailing address and notification mailed to the last known address furnished shall be deemed sufficient. Included in such notification shall be the current address of Justin Turnis for the purpose set forth below.

Grantee may assign this Right of First Refusal to an immediate family member or members or, if not assigned, it shall pass to Grantee's children, namely, Justin Turnis, Kellie Rollins, Courtney Turnis, Kristin Turnis, Adam Turnis and Kacie Turnis upon Grantee's death. In the event a child predeceases Grantee, the right shall pass to the children of such deceased child(ren). If it is beneficial for financing reasons for any of the above individuals who hold this Right of First Refusal to assign it to a daughter-in-law or son-in-law of Grantee this shall be allowed. This option shall be binding upon Grantor as well as the estate of the Grantor and those who may inherit the real estate through the Grantor's estate.

The parties agree if notice is required to be provided to Grantee's children and grandchildren, if applicable, Grantor shall notify Justin Turnis in the same manner set forth above and it shall become his responsibility to provide notice to all parties entitled to notice pursuant to this Right of First Refusal. Notification made to Justin Turnis shall relieve Grantor of any and all further notice requirements and shall prohibit any claim from all interested parties whether or not such parties actually received notice.

2. This Right of First Refusal shall terminate on October 1, 2042; however, it may terminate earlier at such time the Option to Acquire regarding the real estate has been exercised.

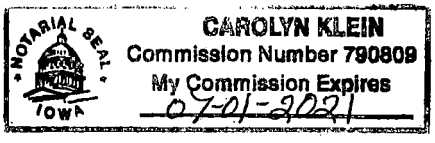
Dated this 28th day of September, 2020

Joseph N. Kelchen

Susan M. Kelchen

STATE OF IOWA)
DELAWARE COUNTY) ss.

This instrument was acknowledged before me on this 28th day of September, 2020 by Joseph N. Kelchen and Susan M. Kelchen.



Notary Public in and for the State of Iowa