



Document 2020 1282

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver, 101 ½ W. Jefferson, PO Box 230, Winterset, Iowa 50273
Telephone: (515) 462-3731

Taxpayer Information: (name and complete address)

Montross Properties, L.L.C., P.O. Box 31, Winterset, IA 50273

✓ **Return Document To:**

Jerrold B. Oliver, 101 ½ W. Jefferson Street, P.O. Box 230, Winterset, IA 50273
Telephone: (515) 462-3731

Grantors: See Page 2

Grantees: See Page 2

Legal Description: See attached

Document or instrument number if applicable:

Termination of Option

Whereas Geoff McFarland and Michael Fletchall as Plaintiffs, filed action against Montross Properties, L.L.C., and Patricia Montross, Individually, Defendants in Case No. LACV034243 in Madison County, Iowa.

Whereas in said action an Order for Declaratory Judgement was entered on July 12, 2016, which states, "The Court finds that there is an option to purchase in the lease agreement, dated October 11, 2016."

Whereas the lease is a lease of 124 W. Jefferson Street, Winterset, Iowa, legally described as follows:

Lot Four (4) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa; EXCEPT Parcel "X" located therein, as shown in Plat of Survey filed in Book 2017, Page 2314 on July 27, 2017, in the Office of the Recorder of Madison County Iowa, EXCEPT Parcel "W" located therein, as shown in Amended Plat of Survey filed in Book 2015, Page 3773 on December 22, 2015, in the Office of the Recorder of Madison County, Iowa.

Whereas McFarland and Fletchall desire to terminate this option and any other option that they may claim were entered into between Plaintiffs and Defendants parties in such action.

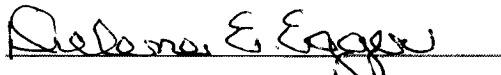
Now therefore, for valuable consideration, McFarland and Fletchall, jointly and severally, hereby agree that the option contained in said order dated July 12, 2006 and any other option that they may hold entered into between the parties is hereby terminated and state that no option held by them was ever exercised.

Date: 3-30-20


Geoff McFarland

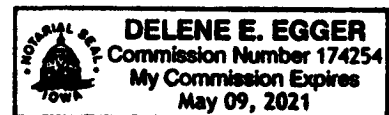
STATE OF IOWA, COUNTY OF ^{Adair} MADISON

This record was acknowledged before me on March 30, 2020, by Geoff McFarland.


Signature of Notary Public

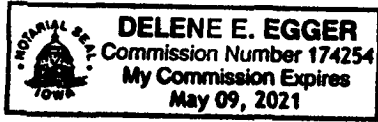
Date: 3-30-2020


Michael Fletchall



STATE OF IOWA, COUNTY OF ^{Adair}~~MADISON~~

This record was acknowledged before me on March 30, 2020, by Michael Fletchall.



Deleene E. Egger
Signature of Notary Public