

BK: 2021 PG: 2423
Recorded: 6/11/2021 at 1:34:53.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Paul M. Goldsmith, 923 ½ Braden Avenue, Chariton, IA 50049 641-774-5989
Return to: Paul M. Goldsmith, 923 ½ Braden Avenue, Chariton, IA 50049 641-774-5989

RIGHT OF FIRST REFUSAL TO PURCHASE REAL ESTATE

IN RE: The North 35 acres of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the North 45 acres of the East Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

WHEREAS, Jerry D. Clarke and Charlotte D. Clarke, husband and wife, (“Jerry and Charlotte”) and Colton Charles Clarke, a single person, (“Colton”) have recently entered into a real estate transaction involving the above-described real estate located in Madison County, Iowa; and

WHEREAS, a condition of said conveyance was that Jerry and Charlotte and/or their immediate family would have and reserve the first right to purchase the above-described real estate from Colton, his heirs, executors, administrators and/or assigns, in the event Colton sells, transfers or conveys the real estate described above or any portion thereof;

IT IS HEREBY AGREED as follows:

1. Jerry and Charlotte and their immediate family shall be entitled to notice from Colton, his heirs, executors, administrators and/or assigns, in the event the above-described real estate or any portion thereof will be sold, transferred or conveyed. Said notice shall be delivered in writing to Jerry and Charlotte and their immediate family at their last known addresses, at least sixty (60) days prior to any conveyance, sale or transfer of the real estate described above or any portion thereof.

2. Jerry and/or Charlotte and/or their immediate family shall have the right to purchase from Colton the real estate described above or any portion thereof that is or will be sold, transferred or conveyed at the same price, terms, and conditions as being offered for the

sale, transfer or conveyance of the real estate described above by Colton, his heirs, executors, administrators and/or assigns.


3. Jerry and Charlotte and their immediate family shall have thirty (30) days from the receipt of the notice of sale of the real estate described above or any portion thereof in which to notify Colton in writing of Jerry and Charlotte and/or their immediate family's manner of and intent to exercise their right to purchase as set forth in Paragraph 2 above. If Jerry and Charlotte and their immediate family do not so notify Colton, this right to purchase shall expire and become null and void.

4. The sale from Colton to Jerry and/or Charlotte and/or their immediate family shall close and be completed within sixty (60) days after Colton's notice to Jerry and/or Charlotte and/or their immediate family of intent to exercise its right to purchase described in Paragraph 3 above.


5. This Right of First Refusal to Purchase Real Estate shall terminate ten (10) years from the signing of this Right of First Refusal to Purchase Real Estate unless extended in writing and recorded by one or both parties for an additional ten (10) year term. This right to extend may be exercised not more than one time and shall not extend beyond June 11, 2041.

6. Jerry and Charlotte's immediate family shall be defined as and shall include only their two children, Rick Dean Clarke and Crystal Lyn Karnatz, if living, on the date of the notice set forth in Paragraph 1 above.

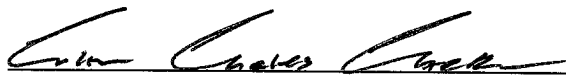
Dated this 11th day of June, 2021.



Jerry D. Clarke



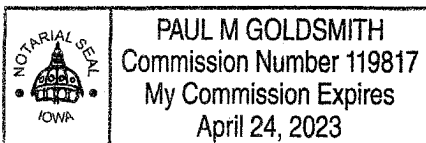
Charlotte D. Clarke



Colton Charles Clarke

STATE OF IOWA, COUNTY OF LUCAS) ss:

Subscribed and sworn to before me by Jerry D. Clarke and Charlotte D. Clarke, husband and wife; and by Colton Charles Clarke, a single person, on this 11th day of June, 2021.





NOTARY PUBLIC