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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Jane E. Rosien, ICIS# AT0006681, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912

EV ✓

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE

Rachel Connor, a Single Person, (hereinafter "Grantor") hereby grants Marilyn J. Connor, a Single Person, (hereinafter "Grantee") and the lineal descendants of Marilyn J. Connor who are over the age of eighteen (18) at such time as the rights conveyed herein may be perfected, the right of first refusal and option to purchase the real estate legally described as:

Parcel "C" being a part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section One (1), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M. and part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa as shown by the Plat of Survey recorded September 18, 2020 in the Madison County Recorder's Office in Book 2020 at Page 3532,

upon the same terms and conditions as Grantor would propose to sell this real estate to any third party. The Grantor shall notify the Grantee and the lineal descendants of the Grantee who are over the age of eighteen at that time at their last known addresses by certified mail and by ordinary mail of the proposed third party sale terms and the Grantee and her lineal descendants, as described herein, shall have fifteen (15) days from the date of the receipt of the certified letter to accept or reject the offer.

The failure of the Grantee and/or her lineal descendants who are over the age of eighteen (18) at that time to timely reply to the offer shall be deemed a rejection of the offer and shall void this option allowing the Grantor to proceed with the third party sale. Upon acceptance of the offer by the Grantee or any of her lineal descendants who are over the age of eighteen (18) at that time, the parties shall execute a binding sales contract upon the real estate within ten (10) business days of the date of acceptance incorporating all terms of the third party offer. The right of first refusal granted herein shall not apply to the testamentary devise of this real estate or to transfers in trust for the benefit of the Grantor or her children; or to the transfers of the real estate between the Grantor and

her children, whether by gift or otherwise. However, this option shall otherwise be binding upon the Grantor, her legal representatives, heirs, successors and assigns of the Grantor as to any other third party transactions. This right of first refusal is personal to the Grantee and her lineal descendants as described herein and may not be assigned or transferred by them.

GRANTOR:

GRANTEE:

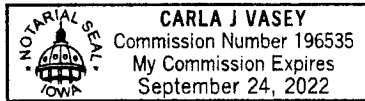
Rachel Connor
Rachel Connor

8/6/21
Date

Marilyn J. Connor 8/6/21
Marilyn J. Connor Date

STATE OF IOWA :
: SS
MADISON COUNTY :

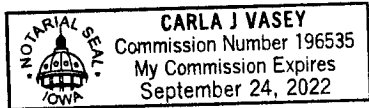
On this 6th day of August 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rachel Connor to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged the same as her voluntary act and deed.



Carla J. Vasey
Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
MADISON COUNTY :

On this 6th day of August 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Marilyn J. Connor to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged the same as her voluntary act and deed.



Carla J. Vasey
Notary Public in and for the State of Iowa