



Document 2023 1878

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INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and return to: Mark L. Smith, P.O. Box 230, Winterset, Iowa 50273, 515-462-3731
Return Document To: Mark L. Smith, POB 230, Winterset, IA 50273

AFFIDAVIT REGARDING RIGHT OF FIRST REFUSAL

STATE OF IOWA :
 :SS
COUNTY OF WARREN :

We, Gilbert Dawes and Inez Dawes after first being first duly sworn on oath state as follows:

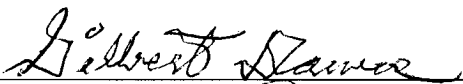
We were the contract sellers in a real estate contract dated and filed October 2, 1996, in Deed Record Book 136, Page 758 of the Recorder's Office of Madison County, Iowa, where Mary Wildin and Jay Wildin were the purchasers.


Within said contract there was a right of first refusal for us to purchase the property if the Wildin's ever sold such property.

We affirmatively state that we choose to not exercise our right of first refusal, and it is hereby terminated.

We give this Affidavit to clear any perceived cloud on title for the real estate listed in said contract which is as follows: See attached legal description.

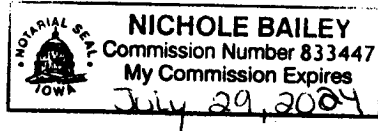
Dated this 31 day of July, 2023.

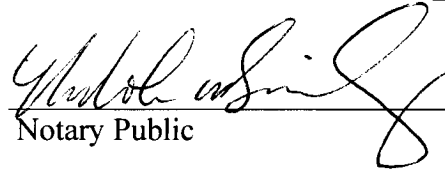


Gilbert Dawes


Inez Dawes

Subscribed and sworn to before me by Gilbert Dawes and Inez Dawes on this 31 day
of July, 2023.




Notary Public

The West Half (½) of the Southwest Quarter (¼), Except the South 16 rods of the East 20 rods thereof, and the South One-fourth (¼) of the Southwest Quarter (¼) of the Northwest Quarter (¼), Except a parcel of land commencing at the Southwest Corner of Section Thirteen (13) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 00°00' along the West line of the Southwest Quarter (¼) of said Section Thirteen (13), 726.81 feet, thence South 87°02' East 1,320.30 feet to the East line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Thirteen (13), thence South 00°00' 462.81 feet, thence North 87°02' West 330.00 feet, thence South 00°00' 264.00 feet to the South line of said Southwest Quarter (¼) of the Southwest Quarter, thence North 87°02' West 990.30 feet to the point of beginning, containing 20.0027 acres, including 1.3217 acres of county road right-of-way, and the Northeast Quarter (¼) of the Southeast Quarter (¼) and the South one-fourth (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) except a tract of land described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 1,182.35 feet to the centerline of a county road; thence South 3°59' East 162.60 feet, thence South 17°13' East 173.40 feet; thence South 40°46' East 162.85 feet; thence South 55°28' East 348.45 feet; thence South 33°48' East 376.20 feet; thence South 7°00' East 203.66 feet to the South line of said Northeast Quarter (¼) of the Southeast Quarter (¼); thence South 88°26' West 690.35 feet to the point of beginning, containing 8.9256 acres, including 0.9594 acres of county road right-of-way, all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

Except the following described real estate shown below;

Tract One

Parcel "A" located in the Southeast Quarter of the Northeast Quarter of Section 14, in the Northeast Quarter of the Southeast Quarter of Section 14, in the Southwest Quarter of the Northwest Quarter of Section 13 and in the Northwest Quarter of the Southwest quarter of Section 13, all in Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the SE ¼ of the NE¼ of Section 14, T75N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of said SE ¼ of the NE ¼, North 0°00'00" East 269.67 feet to the Point of Beginning; thence, continuing along said West line, North 0°00'00" East 64.25 feet; thence North 89°20'46" East 1554.89 feet; thence South 4°07'54" West 248.60 feet; thence South 8°26'12" East 92.29 feet; thence South 43°57'34" West 51.40 feet; thence South 3°11'22" West 298.85 feet; thence South 90°00'00" West 300.44 feet; thence North 28°09'17" West 118.23 feet; thence North 14°06'23" West 179.46 feet; thence North 43°40'57" West 425.90 feet; thence North 89°32'49" West 804.01 feet to the Point of Beginning. Said Parcel "A" contains 9.281 acres, including 0.049 acres of county road right of way

Tract Two

Parcel "B" located in the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) and in the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 14, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter (S.E. 1/4) of the Northeast (N.E. 1/4) of Section 14, T75N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of said Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4), North 00°00'00", East 269.67 feet; thence South 89°32'49" East 373.75 feet; thence South 00°06'27", West 426.95 feet; thence South 35°44'02", East 1372.60 feet to the South line of the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (SE. 1/4) of said Section 14; thence, along said South line, South 88°26'00" West 484.65 feet to the centerline of a county road; thence along said center-line, North 07°00'00" West 203.66 feet; thence continuing along said center-line North 33°47'50" West 376.20 feet; thence North 55°28'00" West 348.45 feet; thence North 40°46'00" West 162.85 feet; thence North 17°13'00" West 173.40 feet; thence North 03°59'00" West 162.60 feet to the West line of said NE 1/4 of the SE. 1/4; thence, along said West line, North 00°00'00" East 124.21 feet to the Point of Beginning. Said Parcel "B" contains 14.672 acres, including 1.379 acres of a county road right of way.