

BK: 2024 PG: 1550
Recorded: 7/1/2024 at 12:38:14.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

By & Return To: Stuart Ruddy, Knapp Properties, L.C., 5000 Westown Parkway, Suite 400, West Des Moines, IA 50266-5921
(515) 222-5234

VERIFIED CLAIM

STATE OF IOWA, COUNTY OF POLK) SS.

I, the undersigned, state that the following statements are true as I verily believe:

1. REAL PROPERTY. This Verified Claim is made with respect to the real estate described on Exhibit A attached hereto and incorporated herein by reference (the "Real Estate").
2. NATURE OF INTEREST. The nature of the interest is a Right of First Refusal to Purchase as described in that certain Memorandum of Right of First Refusal to Purchase dated June 29, 2015 and recorded September 1, 2015 in the Madison County Recorder's office in Book 2015, Page 2539 as Doc. No. 2015 2539.
3. CLAIMANT. The undersigned is the Buyer listed in the Memorandum of Right of First Refusal to Purchase dated June 29, 2015 and recorded September 1, 2015 in the Madison County Recorder's office in Book 2015, Page 2539 as Doc. No. 2015 2539.
4. CLAIM FOR EXTENSION. In accordance with Iowa Code Sections 614.24 and 614.25 the undersigned party does hereby claim for the undersigned the benefit found in the Memorandum of Right of First Refusal by this Verified Claim which is filed to effect the extension, for a period of ten (10) years from the filing of this Verified Claim, for the underlying rights found in the Memorandum of Right of First Refusal to Purchase filed of record on June 29, 2015 in Book 2015, Page 2539 in the Office of the Madison County Recorder and all of terms and provisions provided in said document for a period of ten (10) years.

Dated: July 1, 2024

RACCOON RIVER LAND CO., L.L.C.
an Iowa limited liability company

By: William C. Knapp, L.C.
an Iowa limited liability company
Managing Member

By: Gerard D. Neugent
Gerard D. Neugent, Manager

By: RACCOON RIVER INVESTORS, LLC
Managing Member

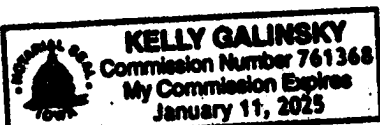
By: JSC LEGACY, LLC
Member

By: Peter Cowie
Peter Cowie, Manager

ACKNOWLEDGEMENTS

State of Iowa)
)ss:
County of Polk)

This record was acknowledged before me on July 1, 2024 by Gerard D. Neugent,
Manager of William C. Knapp, L.C., Member of Raccoon River Land Co., L.L.C.

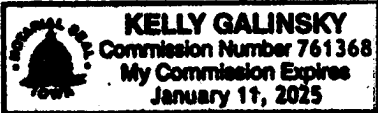


(Stamp or Seal)

Kelly Galinsky
Notary Public

State of Iowa)
)ss:
County of Polk)

This record was acknowledged before me on June 18, 2024 by Peter Cowie,
Manager of JSC Legacy, LLC, Member in Raccoon River Investors, LLC, Member of Raccoon
River Land Co., L.L.C.



(Stamp or Seal)

Kelly Galinsky
Notary Public

EXHIBIT A

Legal Description of the Property

Fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 77 North, Range 26 West of the 5th P.M. known as Parcel Number 010010244000000 in Madison County, Iowa

And

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 77 North, Range 26 West of the 5th P.M. known as Parcel Number 011010246000000 in Madison County, Iowa

And

Fractional Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 77 North, Range 26 West of the 5th P.M. known as Parcel Number 010010322000000 in Madison County, Iowa

And

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 77 North, Range 26 West of the 5th P.M. known as Parcel Number 011010328000000 in Madison County, Iowa