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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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Preparer: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801

Return To: Thomas B. Brumback, 833 Bennler Drive, Alleman, Iowa 50007

Taxpayer Information: Lloyd K Sparks, 2494 US Hwy 169, Winterset, Iowa 50273

6/3/24

OPTION TO PURCHASE REAL PROPERTY

For good and valuable consideration, the sufficiency of which and receipt whereof is hereby acknowledged, Lloyd K. Sparks and Judith A. Spark a/k/a Judith A. Sparks, husband and wife ("Grantors") do hereby grant to Clanton Creek Cabin, LLC, ("Grantee") the exclusive option to purchase that certain real estate located in Madison County, Iowa, described as follows:

Parcel A in the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Book 2, Page 765 on March 28, 1997 in the Office of the Recorder of Madison County, Iowa

With a local address of 2994 Hwy 169, Winterset, IA 50273 ("the Property").


The option to purchase granted herein shall be for a period of fifteen (15) years from the date of July 10, 2024 and shall expire July 10, 2039; provided, however, that Grantee may not exercise its option to purchase the Property until Grantors have vacated the home located on the Property.

Grantors and Grantee agree that the purchase price Grantee will pay for purchase of the property shall be the fair market value of the Property upon the date Grantee exercises its option. If Grantors, or their heirs and Grantee cannot agree on a fair market value as described herein, the purchase price shall be established by an appraisal of the property, the cost of which will be shared equally by Grantors and Grantee.


Grantee shall notify Grantors in writing of its intent to exercise their option to purchase the Property.

This Option shall run with the land and be binding upon Grantors heirs, assigns, and all others who may obtain an interest in the property by operation of law.

DATED this 10 day of July, 2024.

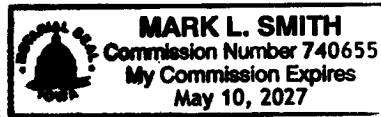


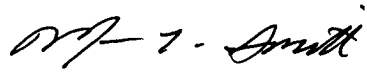
Lloyd K. Sparks



Judith A. Sparks

Duly Acknowledged to before me this 10 day of July, 2024.





Notary Public in and for the State of Iowa