

BK: 2024 PG: 436
Recorded: 2/29/2024 at 1:35:37.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

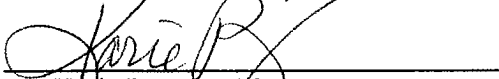
Prepared by & return to: Virginia Wilber, Trent Law Firm, PLLC, 3429 Midway D., Cedar Falls, IA 50613; (319) 277-1610

WAIVER OF RIGHT OF FIRST REFUSAL

**Lot Two (2) of Replat of Lot Five (5) in Block One (1) of Birchwood Estates Plat No. 1,
an Addition to the City of Winterset, Madison County, Iowa.**

I, Karie Ramsey, being first duly sworn, upon my oath depose and state as follows:

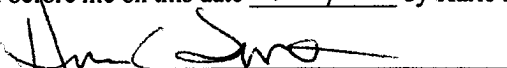
1. I am the manager of Kading Properties, LLC and I am authorized to execute this Waiver.
2. That pursuant to a Right of First Refusal between Debra K. McCalley and Kading Properties, LLC for the above-referenced property recorded on February 25, 2021, with the county recorder in Madison County, Iowa, as Book 2021, Page 785, Kading Properties, LLC has the first right of refusal to purchase said property. Said Right of First Refusal was later amended to reflect a conveyance of said property to The Debra McCalley Revocable Trust dated March 11, 2022, which was filed for record on April 4, 2022 as Book 2022, Page 981 with the county recorder in Madison County, Iowa.
3. That I have been presented with written notice of the intent to sell and a copy of the Offer to Buy Real Estate and Acceptance between The Debra McCalley Revocable Trust dated March 11, 2022, as seller, and Rattlesnake, LLC, as buyer, dated January 23, 2024 and for the above-referenced property.
4. That I have reviewed said Offer to Buy Real Estate and Acceptance and hereby decline to exercise the first right of refusal to purchase the above-referenced property. I hereby consent to the sale of the above-referenced property by The Debra McCalley Revocable Trust dated March 11, 2022 to Rattlesnake, LLC.


By: Karie Ramsey, Manager
Kading Properties, LLC

2/23/24
(date)

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on this date 2/23/24 by Karie Ramsey, Manager Kading Properties, L.L.C.


Notary Public in and for said State

