

BK: 2025 PG: 1865
Recorded: 7/21/2025 at 10:46:53.0 AM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by and Return Document to: John D. Twillmann, Box 127, Panora, Iowa 50216; 641-755-2131

RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made by and between Kaila C. Findley, (hereinafter referred to as "Grantor") and Kevin J. Findley, Keith B. Findley, Douglas W. Findley, and Brent W. Findley (hereinafter referred to as "Grantees").

WHEREAS, Grantor is the owner of the following described real property:

The Northeast Fractional Quarter of the Northwest Fractional Quarter and the Southeast Quarter of the Northwest Fractional Quarter of Section Four, Township Seventy-seven North, Range Twenty-nine West of the 5th P.M., Madison County, Iowa.

WHEREAS, Grantees, individually or jointly, are desirous of obtaining a right of first refusal to purchase Grantor's property, and Grantor desires to grant the same.

NOW THEREFORE, in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby grant unto Grantees a right of first refusal to purchase Grantor's property, under the following terms:

If at any time after the execution of this instrument Grantor receives a bona fide offer to purchase all or any part of Grantor's property and desires to accept the same, Grantor shall give Grantees written notice thereof by either personal service or by certified mail return receipt requested to the address listed below, which notice ("the Notice") shall specify and contain the name and address of the proposed purchaser and a true, correct and complete statement of all the terms and conditions of the proposed sale. The Notice shall be accompanied by (i) a true, correct, complete and executed copy of the written offer or purchase agreement, and (ii) Grantor's certification that said offer is a bona fide offer and that the purchaser has been notified in writing of Grantees' rights under this Agreement (a copy of such written notification to purchaser shall accompany the certification). Grantees, individually or jointly, shall thereupon have the prior and first option to purchase Grantor's property at the price and upon the other terms and conditions specified in the Notice, which option Grantees may exercise by giving notice to Grantor within thirty (30) days after Grantees' receipt of the Notice. If Grantees, individually or jointly, do not exercise said option within said thirty (30) day period, Grantees' option shall expire, and Grantor

may complete the sale on the terms and conditions specified in the Notice. If the sale described in the Notice is not consummated on such terms and conditions within ninety (90) days after the expiration of such thirty (30) day period, Grantees shall again have the first option to purchase in accordance with the procedures set forth in this Agreement. This Right of First Refusal shall be personal to Grantees, and may not be assigned, sold, or inherited.

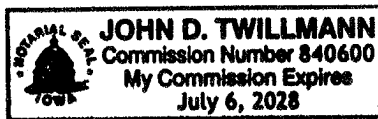
This Right of First Refusal is effective for the life of Grantor.

Dated July 3, 2025

By: Kaila C. Findley
Kaila C. Findley
3370 – 340th Street
Stuart, IA 50250

STATE OF IOWA, COUNTY OF GUTHRIE, SS:

This record was acknowledged before me on July 7, 2025, 2025, by Kaila C. Findley.

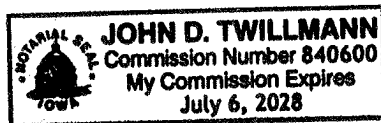


John D. Twillmann
Notary Public in and for said County and State

Kevin J. Findley
Kevin J. Findley
6919 Hanson Hill
Panora, IA 50216

STATE OF IOWA, COUNTY OF GUTHRIE, SS:

This record was acknowledged before me on July 3, 2025, by Kevin J. Findley.

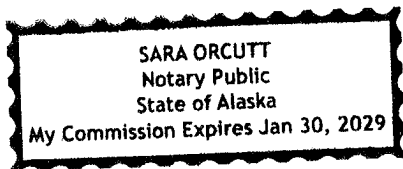


John D. Twillmann
Notary Public in and for said County and State

Keith B. Findley
Keith B. Findley
805 NW Buckeye Avenue
Earlham, IA 50072

STATE OF Alaska, COUNTY OF Koniag Peninsula Borough SS:

This record was acknowledged before me on July 14, 2025, by
Keith B. Findley.



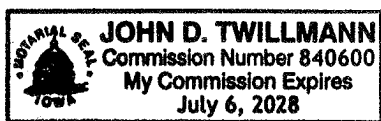
[Signature]
Notary Public in and for said County and State

Douglas W. Findley

Douglas W. Findley
1421 State Street
Dexter, IA 50070

STATE OF IOWA, COUNTY OF GUTHRIE, SS:

This record was acknowledged before me on July 3, 2025, 2025, by
Douglas W. Findley.



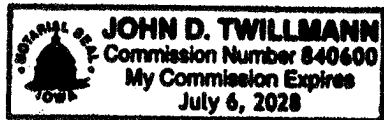
John D. Twillmann
Notary Public in and for said County and State

Brent W. Findley

Brent W. Findley
3370 – 340th Street
Stuart, IA 50250

STATE OF IOWA, COUNTY OF GUTHRIE, SS:

This record was acknowledged before me on July 3, 2025, 2025, by
Brent W. Findley.



John D. Twillmann
Notary Public in and for said County and State