

The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **except** the South 16 rods of the East 20 rods thereof, **and except** a parcel of land described as commencing at the Southwest Corner of Section Thirteen (13), 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 (¼), thence North 87°02' West 990.30 feet to the point of beginning, said exception containing 20.0027 Acres, including 1.3217 Acres of county road right-of-way,

Exhibit A

Dated 1-12-04

As per the Real Estate Contract between Gilbert Dawes and Inez Dawes and Mary Wildin and Jay Wildin, File #923, Book 136 Page 758, dated Oct. 2, 1996, Madison County, Iowa. In reference to Exhibit C #2, giving "the Right of First Refusal to purchase said Real Estate" to Gilbert Dawes and Inez Dawes, we Jay Wildin and Mary Wildin do hereby give notice of our desire to sell eighteen (18) acres legally described as:

A parcel of land making up the North eighteen (18) acres of the SW Quarter (1/4) of the SW Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

(This land is locally known as the 18 acres located directly north of 20 acres currently owned by Bruce Mecham and Marla Mecham.)

We wish to sell said eighteen (18) acres for the price of \$36,000.00 and the following terms:

1. Buyers agree to build a 5-wire fence across Northern border of property.
2. Buyers agree to pay Sellers side of Abstracting costs for this parcel.
3. Buyers agree to pay for a survey of said parcel.
4. Buyers & Sellers agree that the removal of the "Right of First Refusal" to purchase said real estate with Gilbert Dawes and Inez Dawes will take place prior to closing. Buyer agrees to make contact with the Dawes to obtain said release.
5. Buyers agree to pay documentary stamps for this sale (\$56.80).

Offer accepted 1-11-04.

Jay Wildin Mary Wildin
 Jay Wildin Mary Wildin

We, Gilbert Dawes and Inez Dawes do this day 1-12-04 acknowledge the receipt of this "notice in writing stating the price for which and the terms on which they are willing to sell" the above mentioned eighteen (18) acre parcel.

Gilbert Dawes Inez Dawes 01/12/04
 Gilbert Dawes Inez Dawes

We, Gilbert Dawes and Inez Dawes do this day _____, release our "Right of First Refusal" to the above mentioned eighteen (18) acre parcel. We agree to sign a "Quit Claim Deed", if necessary, prior to the closing date of the above accepted purchase agreement.

Gilbert Dawes

Inez Dawes