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BOOK 2001 PAGE 2579

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MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 10<sup>00</sup>  
AUD \$ \_\_\_\_\_  
R.M.F. \$ 1<sup>00</sup>

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RECORDED   
COMPARED

Prepared by and after

Recording Return to: Christopher R. Pose #9794, 317 Sixth Avenue, Suite 300, Des Moines, Iowa 50309 Telephone: (515) 243-8157

### FIRST RIGHT OF REFUSAL

Johnny A. Danos (hereinafter "Grantor") as owner of the following legally described property:

Lot 4 in LAKE VIEW RURAL ESTATES, a subdivision of the NE1/4 of Section 28, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, subject and together with any easements, covenants and restrictions of record (hereinafter "Property"),

and for good and valuable consideration acknowledged as received, hereby grants to Donna Joyce Eagle, a single person (hereinafter "Grantee") a First Right of Refusal to purchase the Property above described, subject to the following:

1. Terms. Upon receipt by Grantee of written notice from Grantor containing a copy of a purchase agreement which Grantor intends to accept for sale of the Property, Grantee shall have five (5) days in which to accept the terms and conditions thereof and notify Grantor in writing that Grantee accepts the terms and conditions of the purchase agreement without modification and is exercising her rights under this First Right of Refusal Provision. Monetary consideration paid by Grantee for this Right of First Refusal shall not be credited towards the purchase price of the Property. In the event Grantee does not notify Grantor in writing within 30 days of receipt of said notice, Grantee shall be deemed to have waived her rights under this First Right of Refusal and grants Grantor complete authority to proceed with the sale of the Property to the party that issued the acceptable offer to purchase.

2. Exclusive to Grantee. This First Right of Refusal shall apply to Donna Joyce Eagle and only so long as she is owner of the adjacent property immediately to the north known as Lot 3 in LAKE VIEW RURAL ESTATES. This Right of First Refusal is not assignable by Grantec and does not inure to her successors and assigns.

3. Exclusions. This Right of First Refusal shall bind Johnny A. Danos and not apply to transfers or sales made by Grantor upon his death or made for purposes of estate planning.

Dated this 18<sup>th</sup> day of June, 2001.

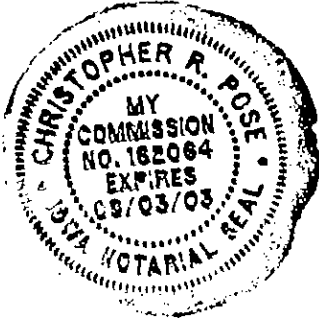
Johnny Danos  
JOHNNY A. DANOS

STATE OF IOWA     )

)ss

COUNTY OF POLK    )

On this 18<sup>th</sup> day of June 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Johnny A. Danos, a married person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Christopher R. Pose  
Notary Public in and for said State