



Document 2009 3640

Book 2009 Page 3640 Type 06 017 Pages 3  
Date 12/01/2009 Time 3:55 PM  
Rec Amt \$19.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE**

**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067  
(515)-462-4912

**Taxpayer Information:** (name and complete address)

Daniel J. and Lonna J. Nielsen, 1863 Earlham Road, Winterset, Iowa 50273

**Return Document To:** (name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067  
(515)-462-4912

**Grantors:**

Daniel J. Nielsen  
Lonna J. Nielsen

**Grantees:**

C. A. Good  
Teresa Good

**Legal Description:** See page 2.

**Document or instrument number of previously recorded documents:** N/A

3  
4

**RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE**

C.A. Good, Jr. and Teresa Good, husband and wife, (hereinafter "Grantors") hereby grant Daniel J. Nielsen and Lonna J. Nielsen, husband and wife, (hereinafter "Grantees") the right of first refusal and option to purchase the real estate legally described as:

**Parcel "F" a part of the West Half of the Southeast Quarter of Section 13, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa as shown in the Plat of Survey filed October 28, 2009, in Book 2009 at Page 3227, in the Office of the Recorder of Madison County, Iowa.**



upon the same terms and conditions as Grantors would propose to sell this real estate to any third party. The Grantors shall notify the Grantees at the Grantees' last known address by certified mail and by ordinary mail of the proposed third party sale terms and the Grantees shall have fifteen (15) days from the date of the receipt of the certified letter to accept or reject the offer. The Grantees' failure to timely reply to the offer shall be deemed a rejection of the offer and shall void this option allowing the Grantors to proceed with the third party sale. Upon the Grantees' timely acceptance of the offer, the parties shall execute a binding sales contract upon the real estate within ten (10) business days of the date of acceptance incorporating all terms of the third party offer. The Grantees' right of first refusal shall not apply to the testamentary devise of this real estate or to transfers in trust for the benefit of the Grantors or their children; or to the transfers of the real estate between the Grantors or between the Grantors and their children, or any of them, whether by gift or otherwise. However, this option shall otherwise be binding upon the Grantors, their legal representatives, heirs, successors and assigns of the Grantors as to any other third party transactions. This right of first refusal is personal to the Grantees and may not be assigned or transferred by them or either of them.

GRANTORS:

GRANTEES:

C.A. Good Jr.  
C.A. Good Date

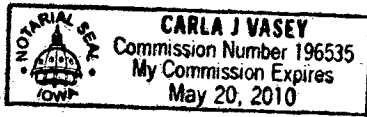
Daniel J. Nielsen 11-17-09  
Daniel J. Nielsen Date

Teresa Good  
Teresa Good Date

Lonna J. Nielsen 11-17-09  
Lonna J. Nielsen Date

STATE OF IOWA :  
 : SS  
MADISON COUNTY :

On this 17<sup>th</sup> day of November, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel J. Nielsen and Lonna J. Nielsen to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged the same as his and her voluntary act and deed.



Carla J. Vasey  
Notary Public in and for the State of Iowa

STATE OF IOWA :  
 : SS  
Union COUNTY :

On this 19<sup>th</sup> day of November, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared C.A. Good and Teresa Good to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged the same as his and her voluntary act and deed.



Loretta L. Harvey  
Notary Public in and for the State of Iowa