



Document 2019 308

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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, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
(515) 462-4912

Taxpayer Information: (name and complete address)

Dustin Wayne Dodds and Carrie Delta Dodds, 1008 Starline Avenue, New Virginia, IA 50210

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

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Dustin Wayne Dodds

Carrie Delta Dodds

Grantees:

Patrick J. Sullivan

Peggy Sullivan

Legal Description: See Page 1 of 2

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

RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE

Dustin Wayne Dodds and Carrie Delta Dodds, Husband and Wife, (hereinafter "Grantors") hereby grant Patrick J. Sullivan and Peggy Sullivan, Husband and Wife, (hereinafter "Grantees") the right of first refusal and option to purchase the real estate legally described as:

Parcel F located in the Northeast Quarter of the Southeast Quarter of Section 8, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown by the Plat of Survey recorded on December 26, 2018 in the Office of the Madison County Recorder's Office in Book 2018 at Page 4222,

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:

Dustin Wayne Dodds 1-21-19
Dustin Wayne Dodds Date

Patrick J. Sullivan 1-21-19
Patrick J. Sullivan Date

Carrie Delta Dodds 1-21-19
Carrie Delta Dodds Date

Peggy Sullivan 1-21-19
Peggy Sullivan Date

STATE OF IOWA :
: SS
Madison COUNTY :

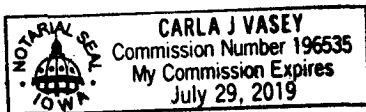
On this 21st day of January 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dustin Wayne Dodds and Carrie Delta Dodds to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged the same as his and her voluntary act and deed.



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

STATE OF IOWA :
: SS
MADISON COUNTY :

On this 21st day of January 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick J. Sullivan and Peggy Sullivan 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