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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information (Name, Address and Phone): Craig Elliott, P.O. Box 366, Anamosa, IA 52205, (319) 462-4361
Return Document to: Craig Elliott, P.O. Box 366, Anamosa, IA 52205
SPACE ABOVE THIS LINE FOR RECORDER

AGREEMENT OF PARTIES

WHEREAS, Amber F. Nieman (hereafter referred to as "Amber") holds title to certain real estate located in Delaware County, Iowa and legally described as follows:

Out Lot Seventeen (17), except the South eight (8) rods thereof, and Out Lot Twenty (20), and the South one and one-half (1 ½) acres of Out Lot Twenty Nine (29), all it Out Lots to Delhi, Iowa, according to plat recorded in Book A.L.D., Page 238

(hereafter referred to as the "real estate"); and

WHEREAS, Ralph Nieman and Reva Nieman (hereafter referred to as "the Niemans"); wish for a first option to purchase the real estate in the event that Amber ever attempts to transfer her interest in the real estate to a third party; and

WHEREAS, Amber is agreeable to provide to the Niemans such a right for a first option to purchase the real estate;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL OBLIGATIONS AND PROMISES CONTAINED HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED AS FOLLOWS:

1. Any agreement between Amber and a third party to transfer Amber's interest in the real estate shall be subject to the Niemans' right to a first option to purchase the real estate from Amber. Therefore, Amber shall not transfer her interest in the real estate to a third party until the Niemans have been provided the opportunity to exercise their right to purchase the real estate under the terms of this agreement.
2. Amber shall provide written notice to the Niemans of any pending transfer of the real estate, and this notice shall contain the terms and conditions of that transfer. The notice shall also include a signed copy of any purchase agreement between Amber and the third party. Notice to the Niemans shall be perfected when Amber personally delivers the documents to the Niemans or when she deposits the documents in the U.S.

②
Ralph Nieman
3357 Hwy 38
Delhi IA 52223

mail, with proper postage affixed, to the Niemans at the following address: 2357 State Highway 38, Delhi, Iowa 52223 (Or to any such other address as may be later identified by the Niemans)

3. The Niemans shall have thirty (30) days from the date of notice of the pending transfer to provide written notice to Amber that they are exercising their right to purchase the real estate under the terms of this agreement. The Niemans shall also include a signed offer to purchase the real estate from Amber that contains the same relevant terms and conditions as those set forth in the agreement between Amber and the third party. Notice to Amber shall be perfected when the Niemans personally deliver these documents to Amber or when they deposit the documents in the U.S. mail, with proper postage affixed, to Amber at the following address: 3101 Victoria Drive, Des Moines, Iowa 50310 (Or to any such other address as may be later identified by Amber). Amber shall promptly sign the acceptance to the offer to purchase the real estate and return a copy of the signed document back to the Niemans.
4. The Niemans' right to purchase the real estate under the terms of this agreement shall lapse if they fail to fulfill the notice requirements of paragraph 3 above.
5. The provisions of this agreement shall be binding upon the heirs, successors in interest and assigns of the Niemans and upon the heirs and any other successors in interest of Amber.

10-6-18
(Date)

Amber Nieman
Amber F. Nieman

10-6-18
(Date)

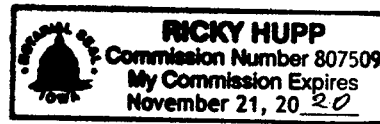
Ralph Nieman
Ralph Nieman

10-6-18
(Date)

Reya Nieman
Reya Nieman

STATE OF IOWA)
)
COUNTY OF DELAWARE)

SS:



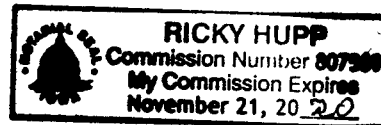
Ona this 6th day of October, 2018, before me a notary public for the State of Iowa personally appeared Amber F. Nieman, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



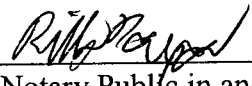
Notary Public in and for the
State of Iowa

STATE OF IOWA)
)
COUNTY OF POIK)

SS:



Ona this 6th day of October, 2018, before me a notary public for the State of Iowa personally appeared Ralph Nieman and Reva Nieman, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Notary Public in and for the
State of Iowa