

Recorded: 11/18/2022 at 8:41:24.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3430

Preparer  
Information Thomas J. Hanson, 401 East Main Street, Manchester, Iowa 52057 (563) 927-5920  
Individual's Name Street Address City Phone  
Jane E. Hanson, AT#0012697

SPACE ABOVE THIS LINE  
FOR RECORDER

### FIRST OPTION TO PURCHASE

This Agreement entered into this 24 day of October, 2022, by and between David C. Wendt, a single person, hereinafter "First Party", Ryan D. Wendt and Paige Wendt, husband and wife, hereinafter "Second Parties".

WHEREAS, First Party has sold to Second Parties and Second Parties have purchased from First Party the following described real estate located in Delaware County, Iowa.

PARCEL 2022-100 BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼-SE¼) OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA ACCORDING TO THE PLAT RECORDED IN BOOK 2022, PAGE 2326.

(hereinafter, "Second Parties' Real Estate")

AND WHEREAS, First Party owns additional real estate adjacent to the above described real estate and legally described as follows:

The Southeast Quarter of Section 7, Township 88 North, Range 4 West of the Fifth P.M., except Parcel 2022-100 BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼-SE¼) OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA ACCORDING TO THE PLAT RECORDED IN BOOK 2022, PAGE 2326.

(hereinafter, "First Party's' Real Estate")

AND WHEREAS, as part of the Agreement with Second Parties to purchase real estate from First Party, Second Parties grant onto First Party the First Option to Purchase in the event they decide to offer said real estate for sale.

NOW, THEREFORE, in consideration of the Purchase Agreement previously signed by the parties and consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged the parties agree as follows:

1. Second Parties hereby grant onto First Party the exclusive option to purchase Second Parties' Real Estate in the event they decide to sell their parcel of real estate.
2. If a decision is made by Second Parties to sell their parcel of real estate, they shall provide the First Party with written notice of their intent to sell real estate. First Party shall have 30 days from receipt of said notice to exercise his option as described herein.
3. In the event that First Party exercises his option to purchase from Second Parties, the purchase price shall be the fair market value of said real estate as established by an independent appraisal, and the closing shall be completed within 90 days of Exercise of Option to Purchase.
4. In the event of Exercise of Option to Purchase, the Second Parties shall pay all of the customary and usual expenses of a seller of real estate including abstracting fees, transfer tax, current real estate taxes, prorated real estate taxes, and legal fees of Seller.
5. This option to purchase is personal to the First Party and is not assignable or transferable. This option shall expire at the death of First Party unless released by First Party prior to death.
6. This Agreement shall be binding upon the parties hereto, their heirs, successors and assigns.

First Party

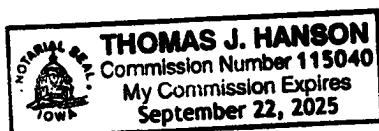
David C. Wendt  
David C. Wendt

Second Parties

Ryan D. Wendt  
Ryan D. Wendt  
Paige Wendt  
Paige Wendt

STATE OF IOWA, COUNTY OF DELAWARE, ss:

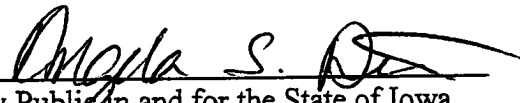
On this 24 day of October, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared David C. Wendt, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as his voluntary act and deed.



*[Handwritten signature]*

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 15 day of November 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan D. Wendt and Paige Wendt, husband and wife, to me known to be the identical 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

