



Book 2022 Page 3447

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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RIGHT OF FIRST REFUSAL AND OPTION AGREEMENT

For valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, Ronald D. Lawrence and Mary C. Lawrence Revocable Trust Dated December 7, 2018, Ronald D. Lawrence and Mary C. Lawrence, Co-Trustees, (hereinafter Grantor), grants to Anthony R. Walters, a single person, (hereafter Grantee) an exclusive right of first refusal and to purchase the following described real estate in the event of its future sale or any other disposition by the Grantor:

Lot One (2) of Lawrence Addition, City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2022, Page 3131

The terms of this Option Agreement are set forth below:

1. Right of First Refusal. In the event that Grantor receives a bona fide offer from a third party to purchase, or if Grantor intends to communicate a third party an offer to sell all or any portion of the above described real estate, the Grantor shall first communicate the terms of such offer to the Grantee and offer to sell such property to the Grantee upon the same terms and conditions, including any financing terms. The Grantee shall have thirty (30) days from the receipt of said notice from Grantor to accept said offer in writing. If Grantee fails to exercise such right of first refusal within the stated time, Grantor may sell the above described real estate (or the applicable portion thereof); however, if the terms of the sale change or if the property has not been sold (or title transferred) within ninety (90) days of the date from Grantor's written notice to Grantee, any such sale and transfer of title shall again be subject to Grantee's right of first refusal. Grantee's right of first refusal shall continue in effect as to any subsequent proposed sale by Grantor. Nothing in this paragraph shall prevent Grantor and Grantee from negotiating mutually agreeable terms for the sale of the above described property irrespective of whether there is interest shown by a third party.
2. Option to Purchase All or Part of Property. Grantor hereby gives and grants to

Grantee or their successors in interest, or assigns, the irrevocable right, privilege and option to purchase the Real Estate described above, at any time when Grantee herein receives a firm offer to purchase the same.

3. Option Price. In the event that Grantee exercises the option set forth herein, the option price shall be determined as follows:
 - a) by an appraisal conducted by an appraiser mutually agreed upon by Grantee and Grantor (or Grantor's successors and assigns).
 - b) In the event that the parties cannot agree on an appraiser, each party shall obtain a certified appraisal from the appraiser of their choosing. The purchase price shall be the average of the two appraisals.
4. Time to Close. In the event the Grantee exercises either its right of first refusal or purchase option, Grantee shall have sixty (60) days from the date that it exercises its right of first refusal to tender the purchase price of the property.
5. Grantee shall produce marketable title to the real estate pursuant to the Iowa Land Title Standards prior to or at the closing of the purchase of the subject property.
6. Binding on Successors. This right of first refusal and option agreement shall extend to Grantor's respective personal representatives, successors in interest and permitted assigns.

Dated this 10th day of November, 2022

Ronald D. and Mary C. Lawrence Revocable Trust, Grantor

By:

Ronald D. Lawrence

Ronald D. Lawrence, Co-Trustee

And

Mary C. Lawrence

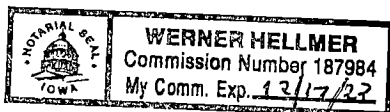
Mary C. Lawrence, Co-Trustee

Anthony R. Walters

Anthony R. Walters, Grantee

COUNTY OF DUBUQUE)
) SS:
STATE OF IOWA)

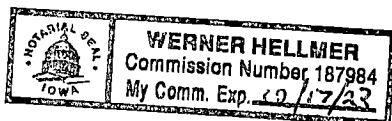
On this 10th day of November, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Anthony R. Walters, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



[Signature]
Notary Public in and for State of Iowa

COUNTY OF DUBUQUE)
) SS:
STATE OF IOWA)

On this 16th day of November, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Ronald D. Lawrence and Mary C. Lawrence, Co-trustees of the Ronald D. and Mary C. Lawrence Revocable Trust dated December 7, 2018, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
Notary Public in and for State of Iowa