

Recorded: 6/12/2025 at 8:05:03.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1481

Prepared by and Return to:

John C. Compton, 116½ W. Mission St., Strawberry Point, IA 52076 563-933-4334

AGREEMENT – OPTION TO PURCHASE

THIS AGREEMENT made this 11th day of June, 2025 by and between Martin D. Wulfekuhle and Rita L. Wulfekuhle, husband and wife, hereinafter referred to as Grantees and Chad M. Wulfekuhle and Emily N. Wulfekuhle, husband and wife, herein referred to as Grantors as follows:

WHEREAS the Grantees are selling to the Grantors a certain parcel of property located in Delaware County, Iowa, and legally described as:

Parcel 2025-11 Part Of The Southeast Quarter (SE ¼) Of The Southwest Quarter (SW ¼) Of Section Twelve (12), Township Ninety North (T90N), Range Six West (R6W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2025, Page 963.

WHEREAS the Grantees desire the option to repurchase the property in the event said property is resold by the Grantors in the ten (10) year period commencing with the date of sale of the property to Grantors, and

WHEREAS the Grantors accept said Option to Purchase as a condition of their purchase of the property described above.

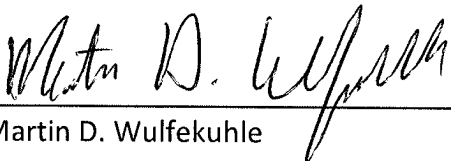
NOW THEREFORE, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, Grantors and Grantees agree as follows:

1. The Grantors each hereby grant to Grantees, and each of them, the Option to Purchase the above-described parcel of real estate if Grantors offer it for sale within the ten (10) year period commencing on the date of transfer of the parcel from Grantees to Grantors.
2. The Grantors shall first notify Grantees, in writing, of their desire to sell the property (or a portion thereof) before offering it for public or private sale.

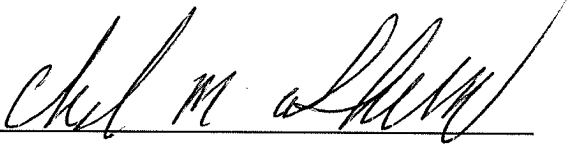
3. In the event Grantees shall receive said notice they shall within thirty (30) days contact an appraiser to appraise the property and fixtures thereon. The cost of appraisal shall be split by the parties 50/50.
4. The Grantees shall be entitled to repurchase the property and all fixtures thereon for 90% of the appraised value of the property, and shall have sixty (60) days to complete the sale after receipt of the appraisal and delivery to Grantors.
5. The Grantees may waive their right in writing which will release the Grantors from this Agreement and any further obligations to Grantors.
6. The Grantors shall continue to exercise control and ownership of the property until sale, if any.
7. The Grantors and Grantees agree that at the expiration of the ten (10) year period Grantees, at their option, may renew the option for an additional ten (10) year period, in which event a new Agreement with a new ten (10) year time frame shall be entered by the parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 11th day of June, 2025.

Dated this 11th day of June, 2025.



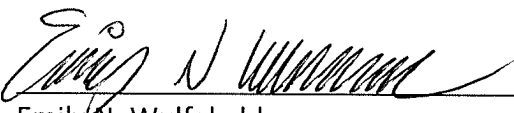
Martin D. Wulfekuhle



Chad M. Wulfekuhle



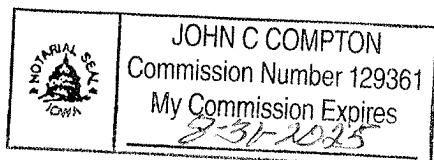
Rita L. Wulfekuhle
Grantees

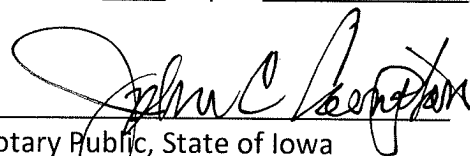


Emily N. Wulfekuhle
Grantors

STATE OF IOWA)
)ss:
COUNTY OF CLAYTON)

This instrument was acknowledged before me on this 11th day of June, 2025 by Martin D. Wulfekuhle and Rita L. Wulfekuhle.

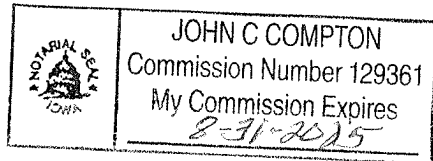




Notary Public, State of Iowa

STATE OF IOWA)
)ss:
COUNTY OF CLAYTON)

This instrument was acknowledged before me on this 11th day of June, 2025
by Chad M. Wulfekuhle and Emily N. Wulfekuhle.





Notary Public, State of Iowa