



**Book 2026 Page 1231**

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**Date 5/14/2026 Time 1:15:55PM**

**Rec Amt \$17.00**

**Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA**

**OPTION TO PURCHASE REAL ESTATE**  
Recorder's Cover Sheet

**Preparer Information:**

Steven E. Carr, PO Box 333, Manchester, Iowa 52057 (563) 927-4164

**Taxpayer Information:**

**Return Document To:** Steven E. Carr, PO Box 333, Manchester, Iowa 52057 (563) 927-4164

**Grantors:** Olivia Neuhaus and Phil Neuhaus

**Grantees:** Salvatore D'Angelo and Sabrina Vitale-D'Angelo

**Legal Description:**

RE: Lot Five (5) of Neuhaus Third Subdivision a Subdivision of Parcel 2024-103 in the NE 1/4 – SW 1/4 And in the SE 1/4 – SW 1/4 of Section 1, T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 682, except the south 325 feet of the east 50 feet thereof.

OPTION TO PURCHASE REAL ESTATE

For eighteen thousand dollars (\$18,000.00) receipt of which is hereby acknowledged, the undersigned Olivia Neuhaus and Phil Neuhaus, wife and husband, (hereinafter “First Party”), as owner of the above-captioned real estate, hereby grant to Salvatore D’Angelo and Sabrina Vitale-D’Angelo (hereinafter “Second Party”), an option to purchase such above-captioned real estate for a purchase price of \$18,000.00 per acre. If option is not exercised, the \$18,000.00 shall be forfeited. If option is exercised, the \$18,000.00 shall be applied toward the purchase price. Said option to purchase shall be binding on any successors in interest to First Party but shall be exclusive to Second Party and their heirs, without any right of sale or other transfer of such purchase option. Said option shall be exercisable on or before December 15, 2027 to take effect on or before January 15, 2028.

Exercise of said option to purchase shall be made by Second Party, or an agent for Second Party, by sending a letter to First Party notifying First Party of Second Party’s election to exercise the option, with such letter to be mailed before the stated exercise deadline date by certified mail, return receipt requested, to Olivia and Phil Neuhaus at the following address:

2259 Jefferson Rd., Manchester, Iowa 52057

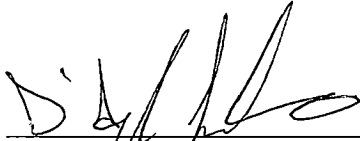
If proof that exercise of said option to purchase can otherwise be shown to have been given and received, such method shall suffice.

After such notice of exercise of the purchase option, First Party, at First Party’s expense, shall promptly continue the abstract of title to the real estate continued through a date not more than 30 days prior to closing. The abstract shall show merchantable title in grantors in conformity with Iowa Land Title Standards of the Iowa State Bar Association. First Party shall be responsible for prorated real estate taxes, real estate transfer taxes and other customary seller expenses for real estate closings including septic inspection and repairs if necessary. Upon payment of the purchase price, First Party shall convey the real estate to Second Party by Warranty Deed, free and clear of all liens, restrictions and encumbrances.

Dated this 14<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Olivia Neuhaus

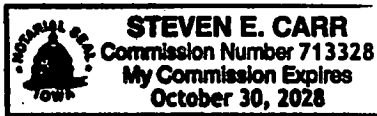
  
\_\_\_\_\_  
Phil Neuhaus

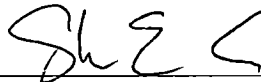
  
\_\_\_\_\_  
Salvatore D'Angelo

  
\_\_\_\_\_  
Sabrina Vitale-D'Angelo

STATE OF IOWA, COUNTY OF DELAWARE

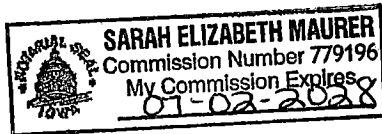
This record was acknowledged before me on May 14, 2024 by Olivia Neuhaus and Phil Neuhaus.



  
\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 14, 2026 by Salvatore D'Angelo and Sabrina Vitale-D'Angelo.



  
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Signature of Notary Public