



Document 2020 2502

Book 2020 Page 2502 Type 06 017 Pages 3
Date 7/15/2020 Time 10:56:11AM
Rec Amt \$17.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273
Return To: Mark L. Smith, POB 230, Winterset, IA 50273

Telephone: 515/462-3731

RIGHT OF FIRST REFUSAL

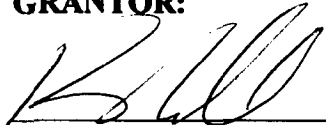
FOR GOOD AND VALUABLE CONSIDERATION Ross David Nicholl, (hereinafter called "Grantor") hereby grants a Right of First Refusal to David M. Nicholl, Trustee of the David M. Nicholl Revocable Trust, (hereinafter called "Grantee") to the following-described real estate:

See Attached Legal Description

Before Grantor may sell the real estate listed above to a Third Party, Grantor shall first offer said real estate to Grantee for the purchase price of \$369,825.00. Said Notice from the Grantor shall be in writing, by certified mail, and the Grantee shall have twenty (20) days during which to accept said Offer. If Grantee does not accept said offer within twenty (20) days, Grantor shall be free to accept the Third Party offer. If Grantee does accept said offer, the Grantor must sell the property to Grantee.

Dated: 7/14/2020

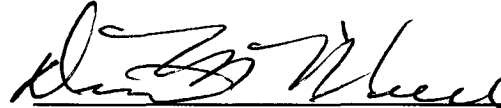
GRANTOR:



Ross David Nicholl

Dated: 6-26-2020

GRANTEE:



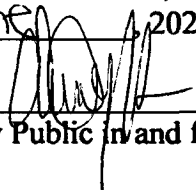
David M. Nicholl, Trustee of the
David M. Nicholl Revocable Trust

STATE OF Florida :
COUNTY OF Charlotte :SS



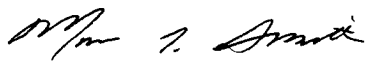
Emily Massey
State of Florida
My Commission Expires 10/20/2023
Commission No. GG 364838

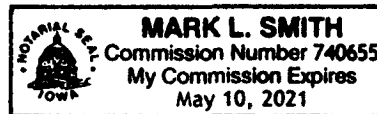
Subscribed and sworn to before me by David M. Nicholl, Trustee of the David M. Nicholl Revocable Trust, on this 26 day of June, 2020.


Notary Public in and for the State of Florida

STATE OF IOWA :
COUNTY OF MADISON :SS

Subscribed and sworn to before me by Ross M. Nicholl, Single, on this 14th day of July, 2020.


Notary Public in and for the State of Iowa



LEGAL DESCRIPTION

Parcel "A" located in the Southwest Fractional Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th PM, Madison County, Iowa more particularly described as follows: Commencing at the West Quarter Corner of Section 18, Township 75 North, Range 27 West of the 5th PM, Madison County, Iowa, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of said Section 18, 181.50 feet to the Point of Beginning, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of said Section 18, 1119.51 feet to the Northwest Corner of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, thence South 89 degrees 34'16" East along the North line of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, 1120.35 feet, thence South 0 degrees 46'50" West, 1113.69 feet, thence North 89 degrees 52'11" West, 1118.61 feet to the Point of Beginning. Said Parcel contains 28.695 acres, including 0.424 acres of County Road right-of-way;

EXCEPT Parcel "G" of the Southwest Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed July 19, 2019, in Book 2019, Page 2216 of the Recorder's Office of Madison County, Iowa.