



Document 2020 4361

Book 2020 Page 4361 Type 06 017 Pages 2

Date 11/10/2020 Time 11:10:48AM

Rec Amt \$12.00

INDX ✓

ANNO ✓

SCAN ✓

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

RIGHT OF FIRST REFUSAL
Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver
101 1/2 W. Jefferson, PO Box 230
Winterset, Iowa 50273
Telephone: (515) 462-3731

Taxpayer Information:

Loyde F. Brown and Reta J. Brown, 2722 235th Street, St. Charles, IA 50240

✓ **Return Document To:**

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

Loyde F. Brown and Reta J. Brown

Grantees:

Ted Benshoof

Legal Description:

See Page 2

Document or instrument number if applicable:

RIGHT OF FIRST REFUSAL

In the event Loyde F. Brown and Reta J. Brown, Husband and Wife, Sellers, should desire to sell the following described real estate, they hereby grant a right of first refusal to Ted Benshoof, Buyer, upon the following terms:

The East half (E½) of the Southwest Quarter of the Northwest Quarter of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M. of Madison County, Iowa

Buyer, his heirs, successors, and assigns shall have the right of first refusal to purchase said real estate. If Sellers desire to sell said real estate, they shall give Buyer notice in writing stating the price for which and the terms on which they are willing to sell said real estate. Buyer shall have ten (10) days in which to accept said offer by Sellers. If Buyer does not accept Sellers' offer to purchase said real estate for the price and terms offered to him, within said ten (10) day period, Sellers may sell said real estate to any other person at a price equal to or greater than and on terms no more favorable than those stated in Sellers' offer.

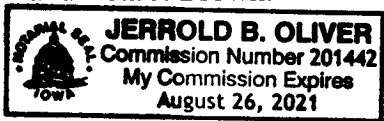
Loyde F. Brown
Loyde F. Brown, Seller

Reta J. Brown
Reta J. Brown, Seller

Ted Benshoof
Ted Benshoof, Buyer

STATE OF IOWA, COUNTY OF MADISON

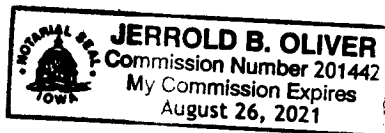
This record was acknowledged before me on Nov. 4, 2020, by Loyde F. Brown and Reta J. Brown.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Nov 4, 2020, by Ted Benshoof.



Jerrold B. Oliver
Signature of Notary Public