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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

FILING OF RIGHT OF FIRST REFUSAL

Preparer Information: David Koch (515) 462-2161

Union State Bank

P.O Box 110

201 West Court

Winterset, IA 50273

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P.O Box 110

201 West Court

Winterset, IA 50273

Buyer: Joe Kimball

Amy Kimball

1410 Hwy 169

Winterset, IA 50273

Seller: Greg Hilsabeck

33628 L Ave

Adel, IA 50003

Legal Description:

Legal Address: Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 12.664 acres, as shown in Amended Plat of Survey filed in Book 3, Page 605 on July 10, 2000, in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof conveyed for highway purposes; AND Parcel "D" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25) and in the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.379 acres, as shown in Plat of Survey filed in Book 2012, Page 1741 on June 14, 2012, in the Office of the Recorder of Madison County, Iowa

Exhibit A

July 9, 2012

To whom it may concern:

Re: Real estate located at 1410 Highway 169 N., Winterset, Iowa 50273

Legal Address: Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 12.664 acres, as shown in Amended Plat of Survey filed in Book 3, Page 605 on July 10, 2000, in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof conveyed for highway purposes; AND Parcel "D" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25) and in the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.379 acres, as shown in Plat of Survey filed in Book 2012, Page 1741 on June 14, 2012, in the Office of the Recorder of Madison County, Iowa

Party A:

Greg Hilsabeck

33628 L Ave

Adel, Iowa 50003

Party B:

Joe or Amy Kimball

1410 Highway 169 N

Winterset, Iowa 50273

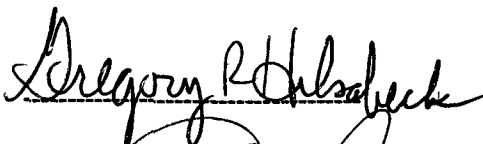
It is hereby agreed by both parties to the following conditions

Party A (Greg Hilsabeck) agrees to offer Party B (The Kimballs) a right of first refusal, should Party A ever want to sell the adjacent (52) acres (adjacent to the Legal Property described above) in which Party A currently owns. Party A agrees to notify (in writing) Party B of their intentions of selling the adjacent (52) acres.

If an offer is presented (by anybody) to Party A, and said offer is deemed to be acceptable by Party A, Party A agrees to allow Party B to exceed the dollar amount of that offer and to purchase the property. Party B has a maximum of (10 business days) after being notified (in writing) of receipt of an acceptable offer to present an exceeding offer. If no exceeding offer is presented to Party A shall then be free to accept any offer.

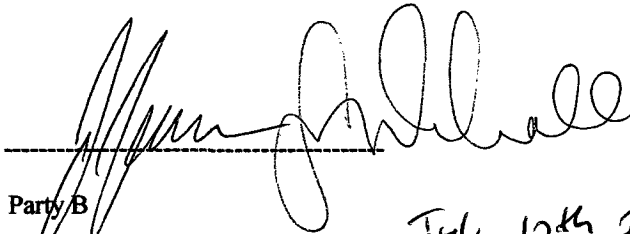
It is agreed that no house or other buildings will be constructed on the (52) acres without the written consent of Party B.

This agreement shall run concurrent with the land.



Party A

Greg Hilsabeck



Party B

Joe and Amy Kimball

July 12th, 2012

Notary
Seal IA

Joe Spick
Commissions No. 185536
MY COMMISSION EXPIRES
JULY 10, 2014

