

BK: 2025 PG: 1200
Recorded: 5/16/2025 at 9:16:12.0 AM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by and Return to:
Kyle Kruidenier
Sullivan & Ward, P.C.
6601 Westown Parkway, Suite 200
West Des Moines, IA 50266-7733
515-244-3500

MEMORANDUM OF OPTION

This Memorandum of Option is filed for record in Madison County, Iowa to provide notice that Mark Knutson and Diane Knutson as Trustees of the Mark and Diane Knutson Revocable Trust and Joel Knutson (collectively hereinafter referred to as "Grantors") have entered into an Joint Option to Purchase agreement with Central Iowa Power Cooperative ("Grantee"), pursuant to which Grantee has the Option to Purchase property located in the:

The Southeast Quarter (SE1/4) of Section 8, Township 75 North, Range 27
West of the 5th P.M.

And

The Southwest Quarter (SW1/4) of Section 9, Township 75 North, Range 27
West of the 5th P.M.

And locally known as:

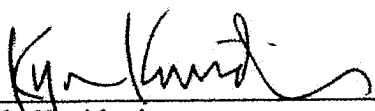
Parcel Numbers: 520100882011000; 520100964010000; 52010096601000; and
520100888070000 as depicted in Exhibit A, and Parcel Number 52010096030000, as
depicted in Exhibit B

The Option to Purchase was executed on May 13, 2025 and has an initial eighteen (18)
month term, with the further option to extend the Option to Purchase for one (1) additional six

(6) month term, from said date. The specific terms and conditions are contained in the unrecorded Option to Purchase.

ATTORNEYS FOR GRANTEE:

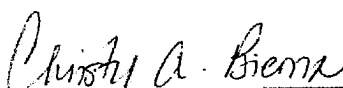
Sullivan & Ward, P.C.



Kyle Kruidenier, attorney

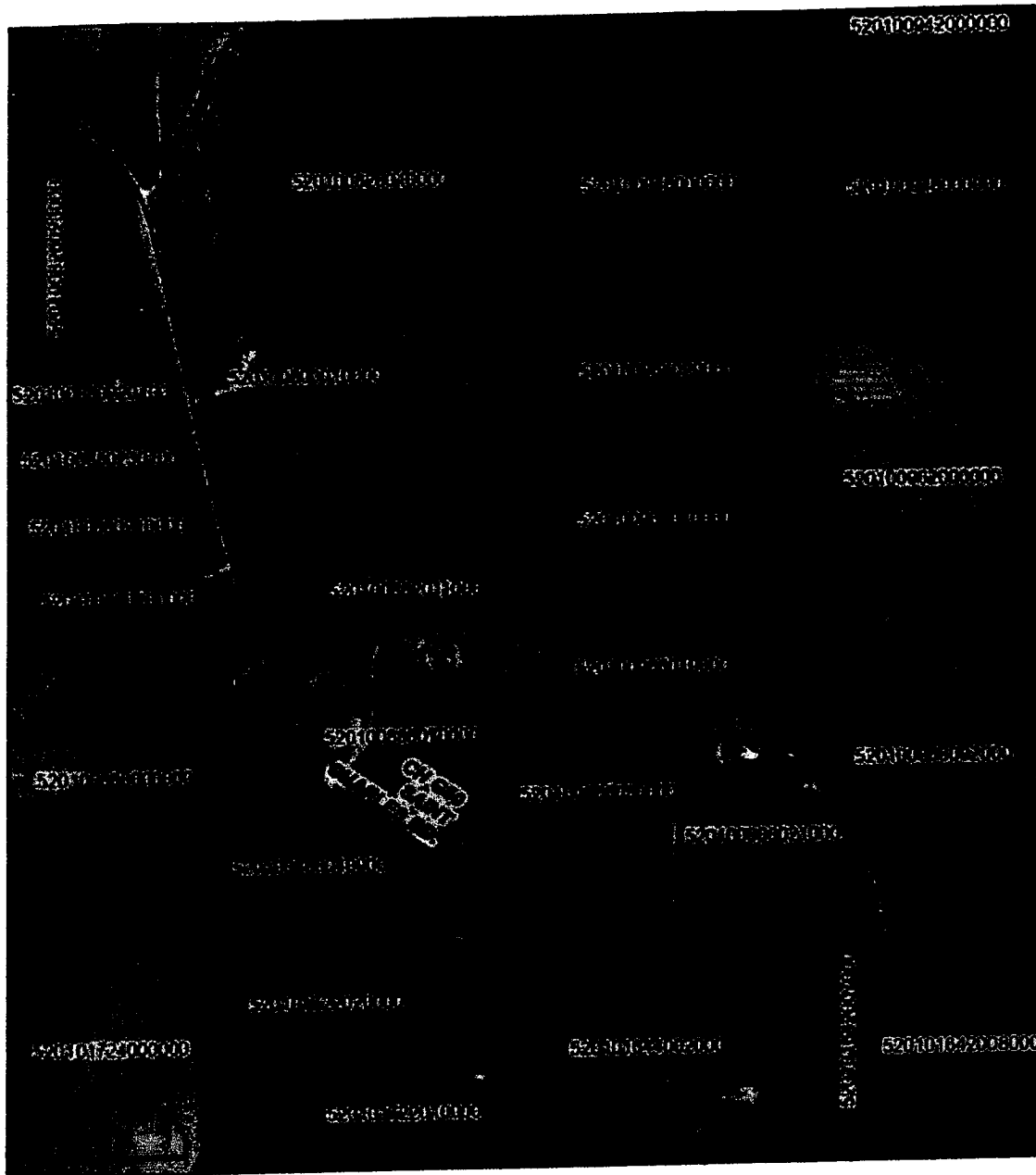
STATE OF IOWA)
) ss.
COUNTY OF DALLAS)

On this 13th day of May, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared Kyle Kruidenier, to me known who, after first being duly sworn on oath, did depose and state that he is an attorney for the law firm of Sullivan & Ward, P.C., who are attorneys for Central Iowa Power Cooperative, who executed the foregoing document; and that he voluntarily executed the document.



NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA.





Overview



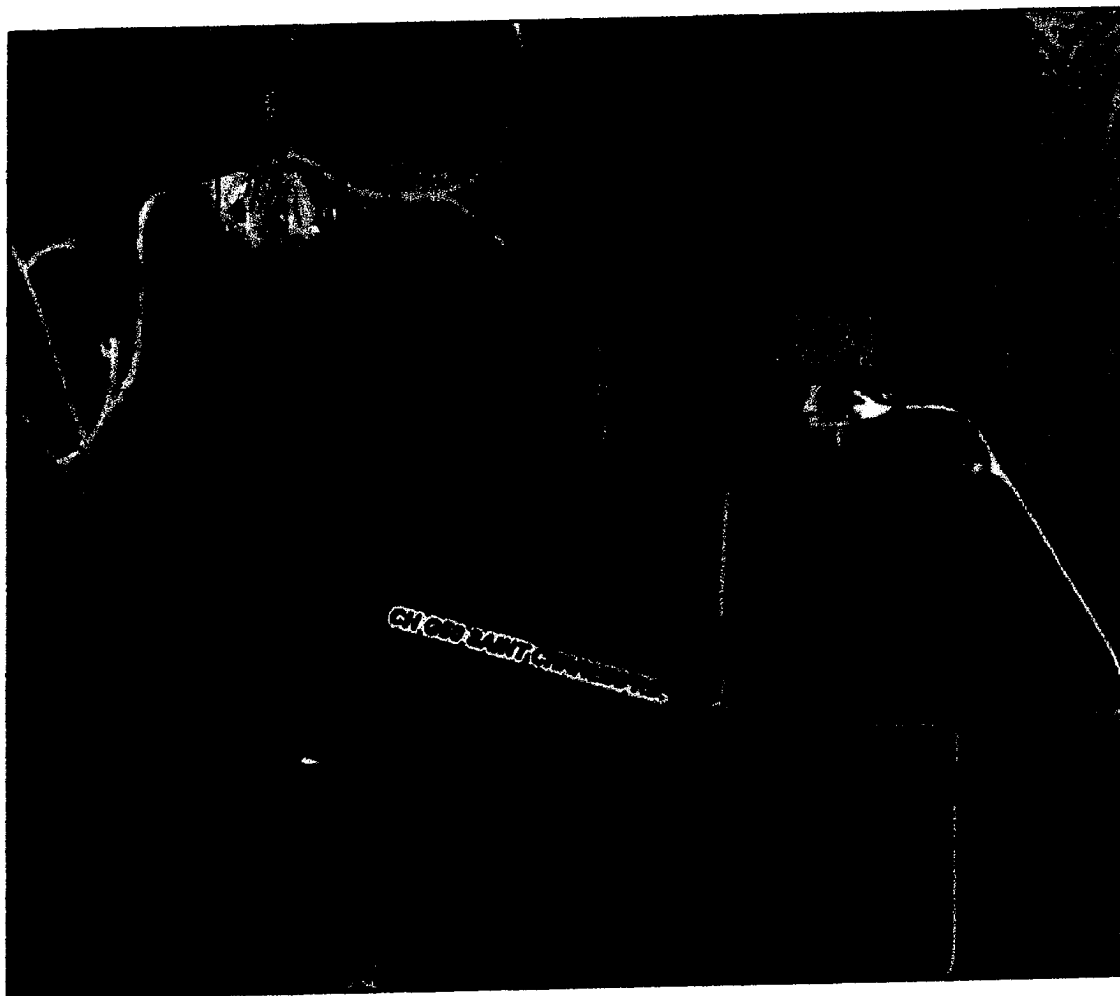
Legend

- ☐ **Parcels**
☐ **Townships**
☐ **Sections**
☐ **City Limits**
— Road Centerlines

EXHIBIT "A"

Date created: 4/9/2025
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Overview



Legend

- ☐ Parcels
- ☐ Townships
- ☐ Sections
- ☐ City Limits
- ☐ Road Centerlines

Parcel ID	520100966030000	Alternate ID	n/a	Owner Address	KNUTSON, JOEL RAYMOND
Sec/Twp/Rng	9-75-27	Class	R		2419 ST CHARLES RD
Property Address	2419 ST CHARLES RD	Acreage	17.43		WINTERSET, IA 50273
	WINTERSET				
District	SCOTT WINTERSET WFD				
Brief Tax Description	W 17.43A OF S 30A SW				
	SW				
	(Note: Not to be used on legal documents)				

Date created: 4/9/2025
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EXHIBIT "B"