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FILED NO. 1097
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MADISON COUNTY, IOWA
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OPTION TO PURCHASE REAL ESTATE

THIS OPTION AGREEMENT, made and entered into this 24th day of April, 1973 by and between

DOROTHY MEYER HANSEN and IOWA-DES MOINES NATIONAL BANK, TRUSTEES OF THE ALVIN MEYER FAMILY TRUST CREATED UNDER TRUST AGREEMENT DATED OCTOBER 1, 1970,

as GRANTOR, and

GOLD BUFFET, INC.

as GRANTEE,

WITNESSETH;

OPTION ON FIRST REFUSAL BASIS: Grantors herein in consideration of the buyer contracting to purchase the West 451 Feet of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P.M., except the South 425 Feet thereof, hereby grants to grantee and its assigns the right and option to purchase on ~~first~~ Gold second O.M.W. refusal basis the following described real estate:

> Commencing at a point 50 feet East and 300 feet North of the Southwest Corner of the Northwest Quarter (NW¼) of the Northwest Fractional Quarter (NW Fr.¼) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence East 160 feet, thence North 125 feet, thence West 160 feet, thence South 125 feet to the place of beginning subject to existing streets and highways,

being the premises now subject to lease to Clearman Oil Company, Inc.

OPTION TO PURCHASE: In the event the grantors herein receive a bona fide offer to purchase said real estate which they desire to accept, the grantors shall give the grantee or its assigns notice in writing of said offer to purchase, setting forth the amount of the purchase price, the name and address of the proposed purchaser and the terms and conditions of the purchase price.

THIRTY (30) DAYS FOR GRANTEE TO ACCEPT: Grantee shall have thirty (30) days from the date grantor gives said written notice to elect to purchase said property for the same amount and on the same terms and conditions as contained in said offer to purchase.

MANNER OF ACCEPTANCE BY GRANTEE: In the event grantee elects to exercise its option, it shall give the grantors written notice of such election within said thirty-day period and within said thirty-day period shall comply with the terms and conditions of the offer to purchase.

COMPLIANCE BY GRANTORS: In the event the grantee exercises its option to purchase said property, grantors shall comply with the terms and conditions of the Purchase Agreement.

TERMINATION OF OPTION: In the event grantee does not elect to exercise its option as herein provided within said thirty-day period, then grantee's option shall cease and terminate.

Dorothy Meyer Hansen
Dorothy Meyer Hansen

IOWA-DES MOINES NATIONAL BANK

By _____

Trustees of the Alvin Meyer Family Trust Created Under Trust Agreement Dated October 1, 1970.

Grantors

GOLD BUFFET, INC.

By _____

Grantee

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 24th day of April, 1973, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared DOROTHY MEYER HANSEN to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she, as such fiduciary, executed the same as the voluntary act and deed of herself and of such fiduciary.

SHIRLEY A. WEBSTER
MY COMMISSION EXPIRES
SEPTEMBER 30, 1975

Shirley A. Webster
Shirley A. Webster,
Notary Public in and for the
State of Iowa.

STATE OF IOWA :
: ss
POLK COUNTY :

On this 6th day of July, 1973, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lewis O. Cobb Jr, to me personally known, who, being by me duly sworn, did say that he is Vice President of said corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Lewis O. Cobb Jr acknowledged the execution of said instrument to be the voluntary act and deed of said corporation and of said fiduciary, by it, by him and as such fiduciary voluntarily executed.

SHARON L. JOHNSON
Iowa
NOTARIAL SEAL

Sharon L Johnson
, Notary Public
in and for the State of Iowa.

Notary Public in the State of Iowa.
My Commission Expires Sept. 30, 1976.

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

DOROTHY MEYER HANSEN and IOWA-DES MOINES NATIONAL BANK, TRUSTEES OF THE ALVIN P. MEYER TRUST U/W ALVIN P. MEYER, DECEASED, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said Alvin Meyer Family Trust, may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledge receipt of a copy of the proposed sale contract to Gold Buffet, Inc., waive the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approve the sale of said property to Gold Buffet, Inc.

The undersigned also authorize the trustees of said trust to grant an option to Gold Buffet, Inc. on a ~~first~~ second refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledge receipt of a copy of said Option Agreement, hereby specifically approve the same, and authorize the trustees to execute said Option Agreement.

Dated at Winterset, Iowa, this 27 day of April, 1973.

Dorothy Meyer Hansen
Dorothy Meyer Hansen

Dated at Des Moines, Iowa, this 6 day of July, 1973.

IOWA-DES MOINES NATIONAL BANK

By Louis P. Cole

Trustees of the Alvin P. Meyer Trust
U/W Alvin P. Meyer, Deceased.

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

DOROTHY MEYER HANSEN and IOWA-DES MOINES NATIONAL BANK, TRUSTEES OF THE DOROTHY MEYER TRUST U/W ALVIN P. MEYER, DECEASED, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said Alvin Meyer Family Trust, may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledge receipt of a copy of the proposed sale contract to Gold Buffet, Inc., waive the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approve the sale of said property to Gold Buffet, Inc.

The undersigned also authorize the trustees of said trust to grant an option to Gold Buffet, Inc. on a ~~first~~ second refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledge receipt of a copy of said Option Agreement, hereby specifically approve the same, and authorize the trustees to execute said Option Agreement.

Dated at Winterset, Iowa, this 27 day of April, 1973.

Dorothy Meyer Hansen
Dorothy Meyer Hansen.

Dated at Des Moines, Iowa, this 6 day of July, 1973.

IOWA-DES MOINES NATIONAL BANK

By Lewis C Cole

Trustees of the Dorothy Meyer Trust U/W Alvin P. Meyer, Deceased.

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

I, BARBARA McWILLIAMS, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said trust may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledges receipt of a copy of the proposed sale contract to Gold Buffet, Inc., waives the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approves the sale of said property to Gold Buffet, Inc.

The undersigned also authorizes the trustees of said trust to grant an option to Gold Buffet, Inc. on a first refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledges receipt of a copy of said Option Agreement, hereby specifically approves the same, and authorizes the trustees to execute said Option Agreement.

Dated at San Diego, Ca. 92109, this 19th day of May, 1973.

Barbara A. McWilliams

Barbara McWilliams

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

I, KAREN SILLIMAN, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said trust may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledges receipt of a copy of the proposed sale contract to Gold Buffet, Inc., waives the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approves the sale of said property to Gold Buffet, Inc.

The undersigned also authorizes the trustees of said trust to grant an option to Gold Buffet, Inc. on a first refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledges receipt of a copy of said Option Agreement, hereby specifically approves the same, and authorizes the trustees to execute said Option Agreement.

Dated at Westfield, Iowa, this 23 day of May, 1973.

Karen Silliman
Karen Silliman

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

I, CARROLL MEYER, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said trust may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledges receipt of a copy of the proposed sale contract to Gold Buffet, Inc, waives the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approves the sale of said property to Gold Buffet, Inc.

The undersigned also authorizes the trustees of said trust to grant an option to Gold Buffet, Inc. on a first refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledges receipt of a copy of said Option Agreement, hereby specifically approves the same, and authorizes the trustees to execute said Option Agreement.

Dated at Kansas City, Mo., this 30th day of April, 1973.

Carroll Meyer

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

I, MARJORIE BUCKLEW, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said trust may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledges receipt of a copy of the proposed sale contract to Gold Buffet, Inc., waives the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approves the sale of said property to Gold Buffet, Inc.

The undersigned also authorizes the trustees of said trust to grant an option to Gold Buffet, Inc. on a first refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledges receipt of a copy of said Option Agreement, hereby specifically approves the same, and authorizes the trustees to execute said Option Agreement.

Dated at _____, _____, this 15th day of May, 1973.

Marjorie Bucklew
Marjorie Bucklew

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

I, FREDERICK W. MEYER, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said trust may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledges receipt of a copy of the proposed sale contract to Gold Buffet, Inc., waives the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approves the sale of said property to Gold Buffet, Inc.

The undersigned also authorizes the trustees of said trust to grant an option to Gold Buffet, Inc. on a first refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledges receipt of a copy of said Option Agreement, hereby specifically approves the same, and authorizes the trustees to execute said Option Agreement.

Dated at_____, _____, this_____day of _____, 1973.

Frederick W. Meyer

CONSENT TO SELL TO GOLD BUFFET, INC.

AND

CONSENT TO GRANT OF OPTION TO GOLD BUFFET, INC.

I, DOROTHY MEYER HANSEN, one of the beneficiaries of the ALVIN MEYER FAMILY TRUST CREATED T/A 10-1-70, hereby consent that Dorothy Meyer Hansen and Iowa-Des Moines National Bank as trustees of said trust may contract to sell the property covered by the lease agreement entered into between the trustees and Carroll Meyer on the 21st day of April, 1971, to Gold Buffet, Inc.

The undersigned acknowledges receipt of a copy of the proposed sale contract to Gold Buffet, Inc., waives the limitation that said property may be sold only to Carroll Meyer individually, and hereby specifically approves the sale of said property to Gold Buffet, Inc.

The undersigned also authorizes the trustees of said trust to grant an option to Gold Buffet, Inc. on a ~~first~~ second refusal basis to purchase the premises now covered by the Clearman Oil Company, Inc. lease.

The undersigned acknowledges receipt of a copy of said Option Agreement, hereby specifically approves the same, and authorizes the trustees to execute said Option Agreement.

Dated at ~~Clearfield~~, Winterset, Ia., this 27 day of August, 1973.

Dorothy Meyer Hansen
Dorothy Meyer Hansen