

16 2-1-12 14-007

Iowa Department of Transportation
PARTIAL ACQUISITION CONTRACT

RETURN TO: SNYDER & ASSOCIATES (WILL PICK UP) POLK COUNTY, IOWA

PARCEL NO. NAB09
PROJECT NO. CS-TSF-0187(3)--85-77

COUNTY Polk
ROAD NO. 82 APR 21 P 3:05.2

TIMOTHY J. BRIEN
RECORDER

THIS AGREEMENT made and entered into this 29th day of JANUARY
G. F. FOUR INVESTMENTS, INC., fee title.

INST # 070107
RECORDING FEE 15⁰⁰ Charge
AUDITOR FEE

Seller, and Iowa Department of Transportation, acting for the State of Iowa, Buyer

1. SELLER AGREES to sell and furnish to Buyer a conveyance document, on form(s) furnished by the Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises, situated in parts of the following (1/4 1/4 Sec /Twp /Rge) or (Lot/Blk /Subdiv.):
SEE ATTACHED "EXHIBIT B"

County (or City) of City of Ankeny, Polk County, State of Iowa, and more particularly described on Page 3
and which include the following buildings, improvements and other property:

SELLER ALSO AGREES TO CONVEY all rights of direct access to Highway 69 as follows:
SEE ATTACHED "EXHIBIT B"

excepting and reserving to Seller the right of access at the following locations:
SEE ATTACHED "EXHIBIT B"

The premises also includes all estates, rights, title and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon. SELLER CONSENTS to any change of grade of the highway and accepts payment under this contract for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from the Buyer for all claims per the terms of this contract and discharges the Buyer from liability because of this contract and the construction of this public improvement project.

2. Possession of the premises is the essence of this contract and Buyer may enter and assume full use and enjoyment of the premises per the terms of this contract. SELLER GRANTS Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER MAY surrender possession of the premises or building or improvement or any part thereof prior to the time at which he has hereinafter agreed to do so, and agrees to give Buyer ten (10) days notice of Seller's intention to do so by calling Buyer collect.

3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below

Payment Amount	Agreed Performance	Date
\$	on right of possession	
\$	on conveyance of title	
\$	on surrender of possession	
\$	on possession and conveyance	29 th January FILE
\$	TOTAL LUMP SUM	
BREAKDOWN:	ac.-acres	sq.ft.-square feet
Land by Fee Title	ac./sq.ft.	\$
Underlying Fee Title	ac./sq.ft.	\$
Permanent Easement	ac./sq.ft.	\$
Temporary Easement	ac./sq.ft.	\$
Damages for	MUTUAL BENEFIT	\$ 100.00

4. SELLER WARRANTS that there are no tenants on the premises holding under the lease except

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid

G. F. FOUR INVESTMENTS, INC.

- 5 Each page and each attachment is by this reference made part hereof and the entire agreement consists of 3 pages.

Distribution: White Copy - Original Pink Copy - Accounting Blue Copy - Seller's

ORIGINAL COPY

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6. This contract shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by Section 427.2 of the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: _____

5.70 16 9 15 97 1 22

7. Buyer may include mortgagees, lienholders, encumbrancers and taxing authorities as payees on warrants as contract payment. In addition to the Total Lump Sum, Buyer agrees to pay \$ 50.00 for the cost of adding title documents required by this transaction to Seller's abstract of title. If requested to do so, SELLER WILL furnish and deliver to Iowa Department of Transportation, Office of Right of Way, Ames, Iowa 50010 an abstract of title continued to date showing merchantable title to the premises in Seller. Buyer agrees to pay the cost of abstract continuation and to return the abstract to Seller. SELLER AGREES to obtain court approval of this contract, if requested by the Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.

- 8. Buyer agrees that any drain tile which are located within the premises and are damaged by highway construction shall be repaired at no expense to Seller. Where Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes only at no expense to the Seller. Buyer shall have the right of entry upon Seller's remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and constructing and maintaining said fence. Seller may pasture against said fence at his own risk. Buyer will not be liable for fencing private property or maintaining the same to restrain livestock.
- 9. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this contract, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.
- 10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by Section 426A.1 of the Code of Iowa.
- 11. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this contract as required by Section 472.52 of the Code of Iowa.
- 12. This written contract contains the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.



SELLER'S ACKNOWLEDGMENT
STATE OF IOWA: ss On this 29th day of January, 19 92, before me, the undersigned, personally appeared JACK L. GANO
known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Steph E. Co. 29 March 1993
Notary Public in and for the State of Iowa

BUYER'S ACKNOWLEDGMENT
STATE OF IOWA: ss On this _____ day of _____, 19 _____, before me, the undersigned, personally appeared _____, known to me to be a Right of Way Director of the Buyer and who did say that said instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and the said Right of Way Director acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the Buyer and by it voluntarily executed.

Notary Public in and for the State of Iowa

BUYER'S APPROVAL
[Signature] 1/29/92
Recommended by: Project Agent (Date)

Approved By: Right of Way Director (Date)

Exhibit "B"

ACQUISITION PLAT

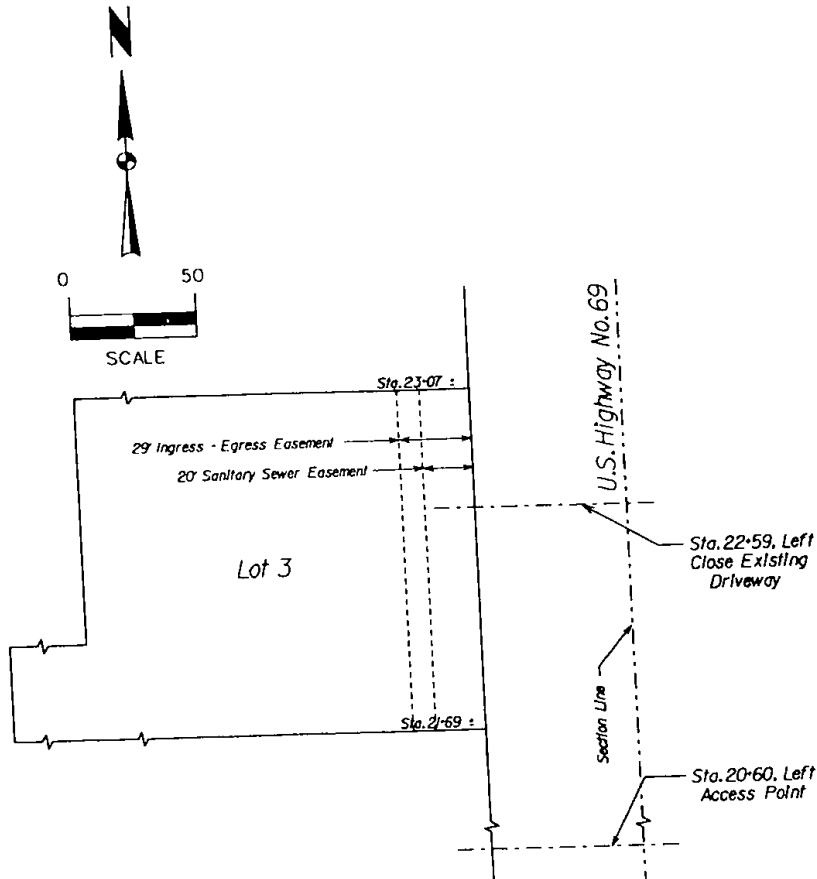
ACCESS RIGHTS ONLY

ACCESS RIGHTS CONVEYED - PARCEL 9

ALL RIGHTS OF DIRECT ACCESS TO U.S. HIGHWAY 69 FROM STATION 21+69± (SOUTH PROPERTY LINE) TO STATION 23+07± (NORTH PROPERTY LINE). ACCESS WILL BE BY WAY OF ACCESSWAY WITH ENTRANCE AT STATION WEST SIDE AND 20+60 WEST SIDE.

PROPERTY DESCRIPTION - PARCEL 9

LOT THREE (3) IN PARKVIEW BOULEVARD PLAT NO. 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED *Michael G. Geier* DATE *Oct. 28, 1991*
MICHAEL G. GEIER, L.S. IOWA REG. NO. 11804

TSIP PROJECT NO.
CS-TSF-0187(3)--85-77

U.S. 69 - NORTH ANKENY BOULEVARD - R.O.W. PROJECT

OWNER(S): G.F. Four Invests. Inc.



SNYDER & ASSOCIATES

ENGINEERS
PLANNERS

301 NORTH ANKENY BOULEVARD
ANKENY, IA 50021 (515) 964-2020

Parcel 9

SHEET 1 OF 1

PN 94-070-GFNA-435

DATE: Oct. 1991

TECH: SGT