

MICHELLE UTSLER, COUNTY RECORDER  
 MADISON IOWA

Prepared By: Todd R. Hagan, P.E., Madison County Engineer, 1105 E. Court Ave., Winterset, Iowa 50273, Telephone: (515) 462-1136

**CONTRACT**

THIS AGREEMENT made and entered into this 13 of JULY, 2006 A.D.

by and between MICHAEL W. AND STEPHANIE A. HUNTER

of the County of Madison, State of Iowa, party of the first part and the Madison County Board of Supervisors acting for Madison County, party of the second part.

WITNESSETH:

For good and valuable consideration, the party of the first part hereby agrees to sell and to give an easement or deed to the county for use as a Public Highway the real estate situated in the County of Madison, State of Iowa, to wit:

In Section 3 Township 76N Range 27W Beginning at:  
 Station 89+96.94 to Station 91+00.00 a strip 33.00 - 50.00 feet wide Right side, from  
 Station 91+00.00 to Station 92+00.00 a strip 50.00 feet wide Right side, from  
 Station 92+00.00 to Station 93+04.75 a strip 50.00 - 70.95 feet wide Right side, from  
 Station \_\_\_\_\_ to Station \_\_\_\_\_ a strip \_\_\_\_\_ feet wide \_\_\_\_\_ side, from  
 Station \_\_\_\_\_ to Station \_\_\_\_\_ a strip \_\_\_\_\_ feet wide \_\_\_\_\_ side, from  
 Station \_\_\_\_\_ to Station \_\_\_\_\_ a strip \_\_\_\_\_ feet wide \_\_\_\_\_ side, from  
 Station \_\_\_\_\_ to Station \_\_\_\_\_ a strip \_\_\_\_\_ feet wide \_\_\_\_\_ side, from  
 Station \_\_\_\_\_ to Station \_\_\_\_\_ a strip \_\_\_\_\_ feet wide \_\_\_\_\_ side, from  
 Station \_\_\_\_\_ to Station \_\_\_\_\_ a strip \_\_\_\_\_ feet wide \_\_\_\_\_ side, from

Measured from centerline of proposed highway as shown on plans and Right of Way Acquisition Plat for Project No. BROS-CO61(58)-8J-61

Party of the first part agrees that the County may take immediate possession of the above-described real estate and further agrees to convey same to the County for the consideration hereinafter named, on or before the 13 day of JULY, 2006.

The County agrees to purchase the above-described real estate and take easement or deed thereto for road purposes and to pay therefor upon delivery of easement or deed, showing merchantable title.

Approximately <u>0.13</u> acres at \$ <u>6,037.20</u> per acre	\$ <u>784.84</u>
Approximately <u>16.07</u> rods of new fence at \$ <u>42.00</u> per rod	\$ <u>674.94</u>
Other: <u>3 Additional Corner and Braces @ \$210.00 each</u>	\$ <u>630.00</u>
Other: <u>Damage to Driveway, 14 ft. @ \$20.00 per ft.</u>	\$ <u>280.00</u>
Other: <u>Damage to Trees</u>	\$ <u>3,000.00</u>
General Damage <u>To Land and Any and All</u>	\$ <u>1,976.16</u>
<b>TOTAL</b> .....	<b>\$ <u>7,345.94</u></b>

During the construction of this project the County agrees to erect and place a safety fence next to the proposed right of way from station 91+00 to station 93+10 on the right side and around an existing well located 79 feet right of station 92+96 and around two existing oak trees located 72 feet right of station 91+58 and 71 feet right of station 92+04. The location of the well and two oak trees are measured from centerline of the proposed highway as shown on the plans.

The existing well and the two oak trees as referenced above are located outside the limits of this proposed right of way taking. All reasonable effort will be made to not adversely affect the well and two oak trees in question.

Should the acreage taken for highway or fencing be more or less than shown above, same is to be paid for at the agreed unit prices. Should the highway as finally located require none of the real estate described, this contract becomes null and void. Party of the first part agrees to pay all liens and assessments against the property including taxes payable to the date agreed. Party of the first part is hereby notified of their right of renegotiation pursuant to the provisions of Iowa Code Chapter 6B.

This contract will be null and void if a construction contract for the project is not entered into by Madison County by July 1, 2008.

IN WITNESS WHEREOF, Party of the First Part, does hereby set his/her/their hands to this instrument on this 13 day of JULY, 2006, at WINTERSSET, Iowa.

x *Michael W. Hunter*  
Name: MICHAEL W. HUNTER

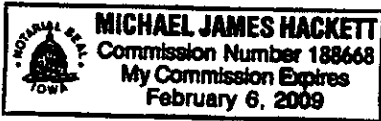
x *Stephanie A. Hunter*  
Name: STEPHANIE A. HUNTER

Party of the First Part

STATE OF IOWA )  
 ) ss  
COUNTY OF MADISON )

On this 13 day of JULY, 2006, before me, the undersigned a Notary Public in and for said County and State personally appeared MICHAEL W. AND STEPHANIE A. HUNTER, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

*Michael James Hackett*  
Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the Party of the Second Part, does hereby set their hand to this instrument on this 18 day of July, 2006, at Winterset, Iowa.

MADISON COUNTY  
BOARD OF SUPERVISORS

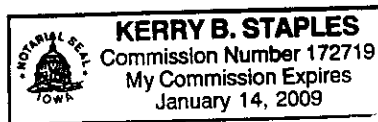
BY: *CY McDonald*  
CY McDONALD, Chairman

BY: *Joan Welch*  
JOAN WELCH, Madison County Auditor

Party of the Second Part

STATE OF IOWA )  
 ) ss  
COUNTY OF MADISON)

On this 18th day of July, 2006, before me, Kerry B. Staples a Notary Public in and for the State of Iowa, personally appeared CY McDONALD and JOAN WELCH, to me personally known, and who, being by me duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively, of the County of Madison, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Supervisors, under Roll Call Vote of the Board of Supervisors on the 18th day of July, 2006, and CY McDONALD and JOAN WELCH, acknowledged the execution of the instrument to be their voluntary act and deed, and the voluntary act and deed of the corporation, by it voluntarily executed.



*Kerry B. Staples*  
Notary Public in and for the State of Iowa