



Document 2013 3874

Book 2013 Page 3874 Type 03 010 Pages 2
Date 12/31/2013 Time 12:52 PM
Rec Amt \$.00

✓ INDEX
ANNO
SCAN
CHEK

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 7 of OCTOBER, 20 13 A.D.
by and between JOHN A. GROOMES 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 20 Township 77N Range 26W Beginning
at:
Station 96+77.11 to Station 97+50.00 a strip 60.00 feet wide Right side, from
Station 97+50.00 to Station 99+00.00 a strip 60.00 - 125.00 feet wide Right side, from
Station 99+00.00 to Station 99+11.99 a strip 125.00 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

Measured from centerline of proposed highway as shown on plans and Right of Way Acquisition Plat for
Project No. BROS-CO61(97)--5f-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
7 day of OCTOBER, 20 13.

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>0.18</u> acres at \$ <u>11,747.57</u> per acre	\$ <u>2,114.56</u>
Approximately <u>14.62</u> rods of new fence at \$ <u>60.00</u> per rod	\$ <u>877.20</u>
Other: <u>2 Additional Corner and Braces @ \$270.00 each</u>	\$ <u>540.00</u>
General Damage <u>To land and Any and All</u>	\$ <u>500.00</u>

TOTAL.....\$ 4,031.76

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, 2016.

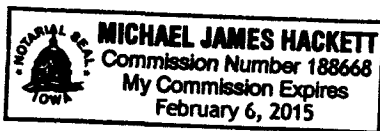
IN WITNESS WHEREOF, Party of the First Part, does hereby set his/her/their hands to this instrument on
this 7 day of OCTOBER, 20 13, at MADISON, Iowa.

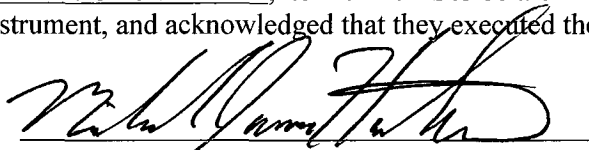

Name: JOHN A. GROOMES

Party of the First Part

STATE OF IOWA)
) ss
COUNTY OF MADISON)

On this 7 day of OCTOBER, 20 13, before me, the undersigned a Notary Public in and for said County and State personally appeared JOHN A. GROOMES, 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.

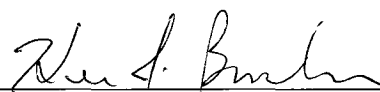



Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the Party of the Second Part, does hereby set their hand to this instrument on this 15 day of OCTOBER, 20 13, at Winterset, Iowa.

MADISON COUNTY
BOARD OF SUPERVISORS

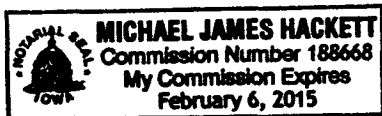
BY: 
ROBERT C. DUFF, Chairman

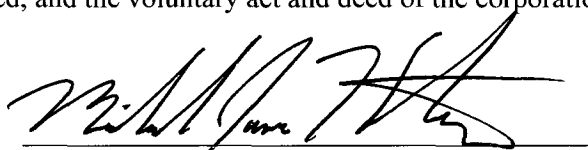
BY: 
HEIDI BURHANS, Madison County Auditor

Party of the Second Part

STATE OF IOWA)
) ss
COUNTY OF MADISON)

On this 15 day of OCTOBER, 20 13, before me, MICHAEL JAMES HACKETT, a Notary Public in and for the State of Iowa, personally appeared ROBERT C. DUFF and HEIDI BURHANS, 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 15 day of OCTOBER, 20 13, and ROBERT C. DUFF and HEIDI BURHANS, 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.




Notary Public in and for the State of Iowa