



Document 2014 219

BK: 2014 PG: 219 Type 06 017 Pages 4

Recorded: 1/29/2014 at 2:16:59.0 PM
Rec Amt \$22.00 Aud Amt \$5.00

Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Return to and Prepared by Valerie Goethals, Right of Way Office, Iowa Department of Transportation,
800 Lincoln Way, Ames, IA 50010, 515-239-1361

Form 634010 (01-13)



Iowa Department of Transportation

Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010

Ph: 515-239-1135
Toll-Free: 866-282-5809
FAX: 515-239-1247
www.iowadot.gov

TEMPORARY EASEMENT PURCHASE AGREEMENT

Parcel Number: 2 County: Madison

Project Number: STPN-169-3(43)-2J-61 Route Number: 169

Seller: Julie M. Lammers, (nka Nelson) and Douglas G. Nelson, wife and husband

THIS AGREEMENT entered into this 27th day of January, 2014
by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1. Seller grants to the Buyer a temporary easement upon Seller's real estate, hereinafter referred to as the premises, situated in parts of the following: SW1/4SE1/4 of Section 12, Township 76 North, Range 28 West, in the County of Madison, State of Iowa, and more particularly described on page 4, for the purpose of Shaping and shown on the project plans for said highway improvement. 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, and the following buildings, improvement and other property: All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from a change. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement and discharges the Buyer from liability because of this agreement and construction of this public improvement project.

2. The Buyer agrees to pay to the Seller the total lump-sum payment of \$ 2,627.00 on or before 20 days after Buyer approval. Seller agrees to grant possession of the premises upon payment. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on agreement payment warrants.
3. The Seller warrants that there are no tenants on the premises holding under lease, except: None.
4. It is agreed that the right of temporary easement granted by this agreement shall terminate upon the completion of the highway project.
5. This agreement shall apply to and bind the legal successors in interest of the Seller. The Seller agrees to warrant good and sufficient title. The names and addresses of any lien holders are:
Mortgage Electronic Registration Systems, Inc., PO Box 2026, Flint, MI 48501
6. If this agreement is recorded, in addition to the total lump-sum payment amount, the Buyer agrees to pay \$150.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. The Seller agrees to obtain court approval of this agreement, if requested by the Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval and all other costs necessary to transfer the premises to the Buyer, with the exception of

attorney fees. Claims for transfer costs shall be paid in amounts supported by paid receipts or signed invoices.

7. Buyer agrees that any agricultural drain tiles located within the premises that are damaged or require relocation by highway construction, shall be repaired or relocated at no expense to the Seller. Where the 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. The Buyer shall have the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining the same to restrain livestock.
8. If 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 agreement, 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 Seller.
9. This written agreement constitutes 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.
10. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except: None
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 agreement as required by the Code of Iowa, Section 6B.52.
12. Buyer agrees to construct a Type "C" entrance at Sta. 178+87, West side of Highway 169.

It is understood and agreed all other entrances not listed or allowed in this agreement will be eliminated.

13. It is understood and agreed that the Total Lump Sum on page 1 includes \$500 for the loss of landscaping and trees.

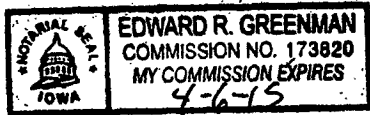
Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.

X Julie M. Nelson
 Julie M. Nelson
 1787 Hwy 169
 Winterset, IA 50273

X Douglas G. Nelson
 Douglas G. Nelson

This section to be completed by a Notary Public.

SELLER'S ACKNOWLEDGEMENT	CAPACITY CLAIMED BY SIGNER:
STATE OF <u>Iowa</u> } COUNTY OF <u>Madison</u> } ss: On this <u>14th</u> day of <u>JANUARY</u> A.D. 2014 before me, the undersigned, a notary public in and for said state, personally appeared <u>Julie M. Nelson and Douglas G. Nelson</u> <input type="checkbox"/> to me personally known; or <input checked="" type="checkbox"/> proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. <u>Edward R. Greenman</u> (Sign in ink) <u>EDWARD R GREENMAN</u> (Print/type name) Notary Public in and for the State of <u>Iowa</u> My commission expires <u>4-6-15</u> (NOTARIAL SEAL)	<input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE Title(s) of Corporate Officer(s): <input type="checkbox"/> Corporate Seal is affixed <input type="checkbox"/> No Corporate Seal procured <input type="checkbox"/> Limited Partnership <input type="checkbox"/> General Partnership <input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> EXECUTOR(s) or TRUSTEE(s) <input type="checkbox"/> GUARDIAN(s) or CONSERVATOR(s) <input type="checkbox"/> Other: SIGNER IS REPRESENTING: List name(s) of entity(ies) or person(s)



BUYER'S APPROVAL
Recommended by (Sign in ink): X <u>Edward R. Greenman</u> (Date) <u>1-15-14</u> Project Agent (Printed Name): Edward R Greenman Approved by (Sign in ink): X <u>Martin J. Sankey</u> (Date) <u>JAN 27 2014</u> Right of Way Director (Printed Name): Martin J. Sankey

BUYER'S ACKNOWLEDGEMENT
STATE OF IOWA } COUNTY OF STORY } ss: On this <u>27th</u> day of <u>January</u> 2014, before me, the undersigned, personally appeared ROW Director, <u>Martin J. Sankey</u> known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.



(NOTARIAL SEAL)

Cyndy Howell
 Notary Public in and for the State of Iowa

IOWA DEPARTMENT OF TRANSPORTATION
PROJECT DEVELOPMENT
PLOT PLAN

611690101\VR08\61169043.sed
(model) Parcel 2


PARCEL NO.: 2


OWNER: DOUGLAS G. NELSON & JULIE M. LAMMERS

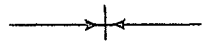
SECTION: 12 T 76 N-R 28 W.

SCALE: 1" = 200'

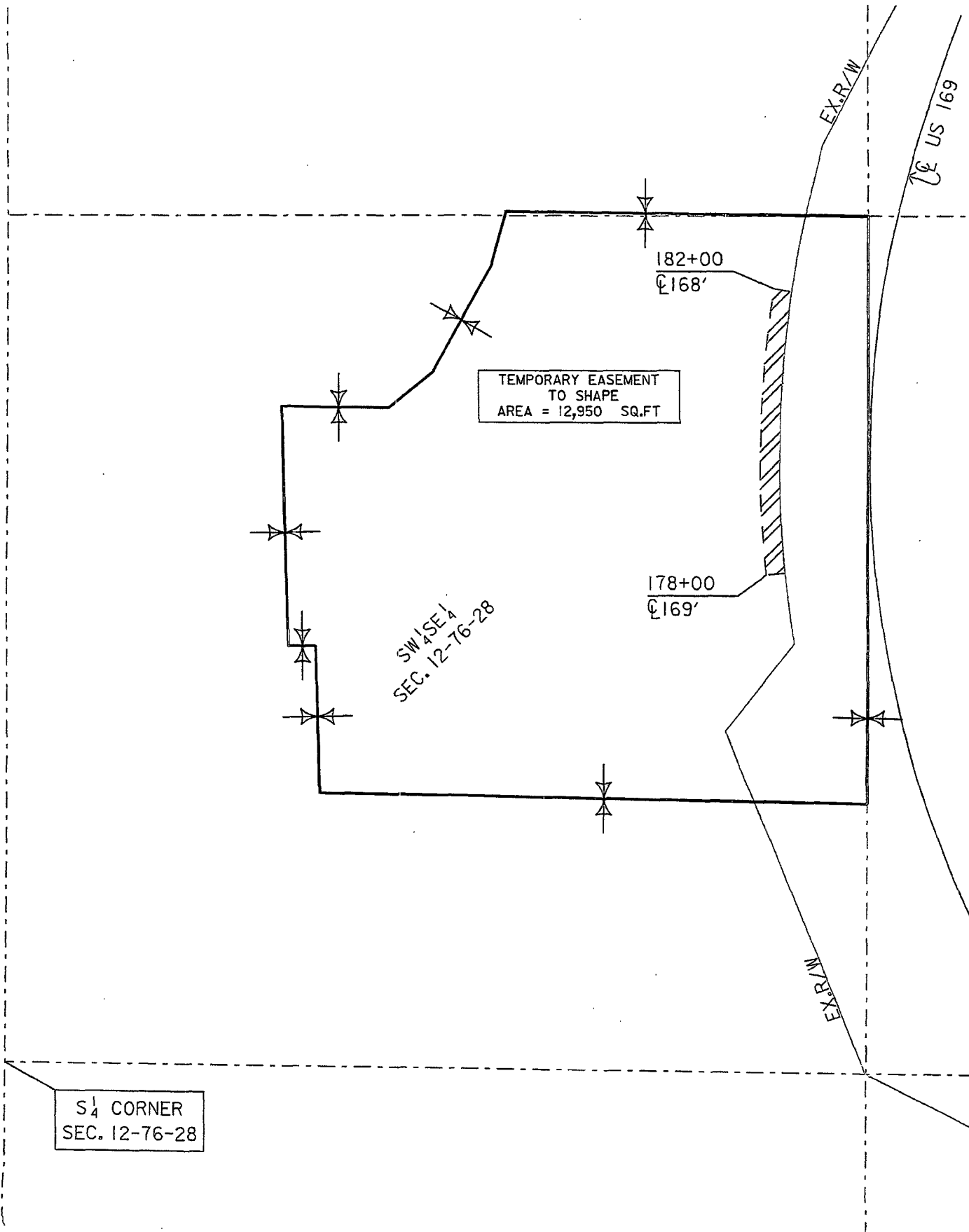
LEGEND

W.D. OR EASEMENT LINE: 

ACCESS LOCATION POINT: 

PROPERTY LINE: 

N



TEMPORARY EASEMENT
TO SHAPE
AREA = 12,950 SQ.FT

SW 1/4 SE 1/4
SEC. 12-76-28

S 1/4 CORNER
SEC. 12-76-28

COUNTY: MADISON PROJECT NO.: STPN-169-3(43)--2J-61