

Recorded: 7/27/2023 at 12:58:18.0 PM
 County Recording Fee: \$42.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$45.00
 Revenue Tax:
 Delaware County, Iowa
 Daneen Schindler RECORDER
 BK: 2023 PG: 1758

Return to and Prepared by Mark Holm, Right of Way Bureau, Iowa Department of Transportation,
 800 Lincoln Way, Ames, IA 50010, 515-233-7867

Form 634028 (07-16)



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

Toll-Free: 866-282-5809
 FAX: 515-239-1247
www.iowadot.gov/rightofway

PURCHASE AGREEMENT

Parcel Number: 48 County: Delaware
 Project Number: NHSN-013-2(43) --2R-28 Route Number: 013
 Seller: The Donald E. and Catherine A. Keppler Living Trust

THIS AGREEMENT entered into this 24th day of July, 2023
 by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

- The Seller agrees to sell and furnish to the Buyer a conveyance document, on form(s) furnished by the Buyer, and the Buyer agrees to buy the following real estate, hereinafter referred to as the premises, in parts of the following: NE 1/4 of the NE 1/4 of Section 19, T90N, R5W of the 5th P.M.; and NW 1/4 of the NW 1/4 of Section 20, T90N, R5W of the 5th P.M.; all in Delaware County, Iowa, and more particularly described on pages 5-8 including the following buildings, improvements and other property:
 All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.
- The Buyer agrees to pay, and the Seller agrees to grant, the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below:

Payment Amount	Agreed Performance	Date of Performance
	On conveyance of title	
	On surrender of possession	
\$35,945.00	On possession and conveyance	60 days after Buyer approval
\$35,945.00	Total Lump-Sum Amount	

Breakdown	Ac/Sq. Ft.				
Land by fee title	N/A		Fence	N/A	rods woven
Underlying fee title	N/A		Fence	N/A	rods barbed
Permanent easement to State of Iowa for roadway purposes	1.29	acres			
Permanent easement to Delaware County for roadway purposes	.13	acres			

3. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. The Seller may surrender possession of the premises, building, improvement, or any part thereof, prior to the time that he/she has agreed to do so, and agrees to give the Buyer 10 days notice of the Seller's intention to surrender possession by calling the Buyer at 1-866-282-5809.
4. The Seller warrants that there are no tenants on the premises holding under lease, except Chris Keppler.
5. This agreement shall apply to and bind the legal successors in interest of the Seller, and the 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 the Iowa Code section 427.2 and agrees to warrant good and sufficient title.
6. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement. 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. If requested to do so, the Seller will deliver to the Iowa Department of Transportation, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, an abstract of title to the premises. The Buyer agrees to pay the cost of abstract continuation. The Seller agrees to provide the documents as may be required by Iowa Land Title Standards to convey merchantable title to the Buyer. The Seller also agrees to obtain court approval of this agreement, if requested by the Buyer, in the event title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, except attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.
7. The Buyer agrees that any agricultural drain tiles that are 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 at no expense to the Seller. The Buyer has 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 it to restrain livestock.
8. 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 agreement, the 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.
9. These premises are being acquired for public purposes. This transfer is exempt from the requirements for the filing of a "Declaration of Value" in accordance with Iowa Code section 428A.1.
10. 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. The Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from those changes. 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 the construction of the public improvement project.
11. 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).
12. 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.
13. 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.
14. Buyer agrees to construct a type "C" entrance at Sta. 1364+53 on the right side.

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


15. The Sellers grant to the Buyer temporary easements for the purpose of constructing an entrance and shaping. The Right-of-Way Design Plot Plan, attached as page 4 of this agreement, graphically illustrates the proposed temporary easement areas being granted. The temporary easements shall terminate on completion of this highway project.

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.
 The Donald E. and Catherine A. Keppler Living Trust

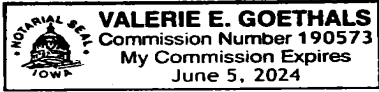
By: X *Donald E. Keppler*
 Donald E. Keppler, Trustee
 1310 State Hwy. 13
 Manchester, IA 52057

By: X *Catherine A. Keppler*
 Catherine A. Keppler, Trustee

This section to be completed by a Notary Public.

SELLER'S ACKNOWLEDGEMENT	CAPACITY CLAIMED BY SIGNER:
STATE OF <u>Iowa</u> } COUNTY OF <u>Delaware</u> } ss: On this <u>21st and 22nd</u> day of <u>June</u> A.D. <u>2023</u> before me, the undersigned, a notary public in and for said state, personally appeared <u>Donald E. Keppler on the 21st and Catherine A. Keppler on the 22nd</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><i>Zach D. Engstrom</i></u> (Sign in ink) <u>Zach D. Engstrom</u> (Print/type name) Notary Public in and for the State of <u>Iowa</u> My commission expires <u>August 10, 2024</u> (NOTARIAL SEAL) 	<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE Title(s) of Corporate Officer(s): <hr/> <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 checked="" type="checkbox"/> EXECUTOR(s) or TRUSTEE(s) <input type="checkbox"/> GUARDIAN(s) or CONSERVATOR(s) <input type="checkbox"/> Other: <hr/> SIGNER IS REPRESENTING: List name(s) of entity(ies) or person(s) The Donald E. and Catherine A. Keppler Living Trust

BUYER'S APPROVAL	
Recommended by (Sign in ink): X <u><i>Scott Henning</i></u> (Printed Name): <u>Scott Henning</u> Project Agent	(Date) <u>7/17/2023</u>
Approved by (Sign in ink): X <u><i>Brad Hofer</i></u> (Printed Name): <u>Brad Hofer</u> Right of Way Director	(Date) <u>JUL 24 2023</u>

BUYER'S ACKNOWLEDGEMENT	
STATE OF IOWA } COUNTY OF STORY } ss:	
On this <u>24th</u> day of <u>July</u> <u>2023</u> , before me, the undersigned, personally appeared ROW Director, <u>Brad Hofer</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) 	<u><i>Valerie E. Goethals</i></u> Notary Public in and for the State of Iowa

IOWA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY BUREAU
 PLOT PLAN


PARCEL NO.: 48


OWNER: The Donald E & Catherine A Keppler Living Trust

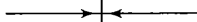
SECTION: 20 T 90 N-R 5 W.

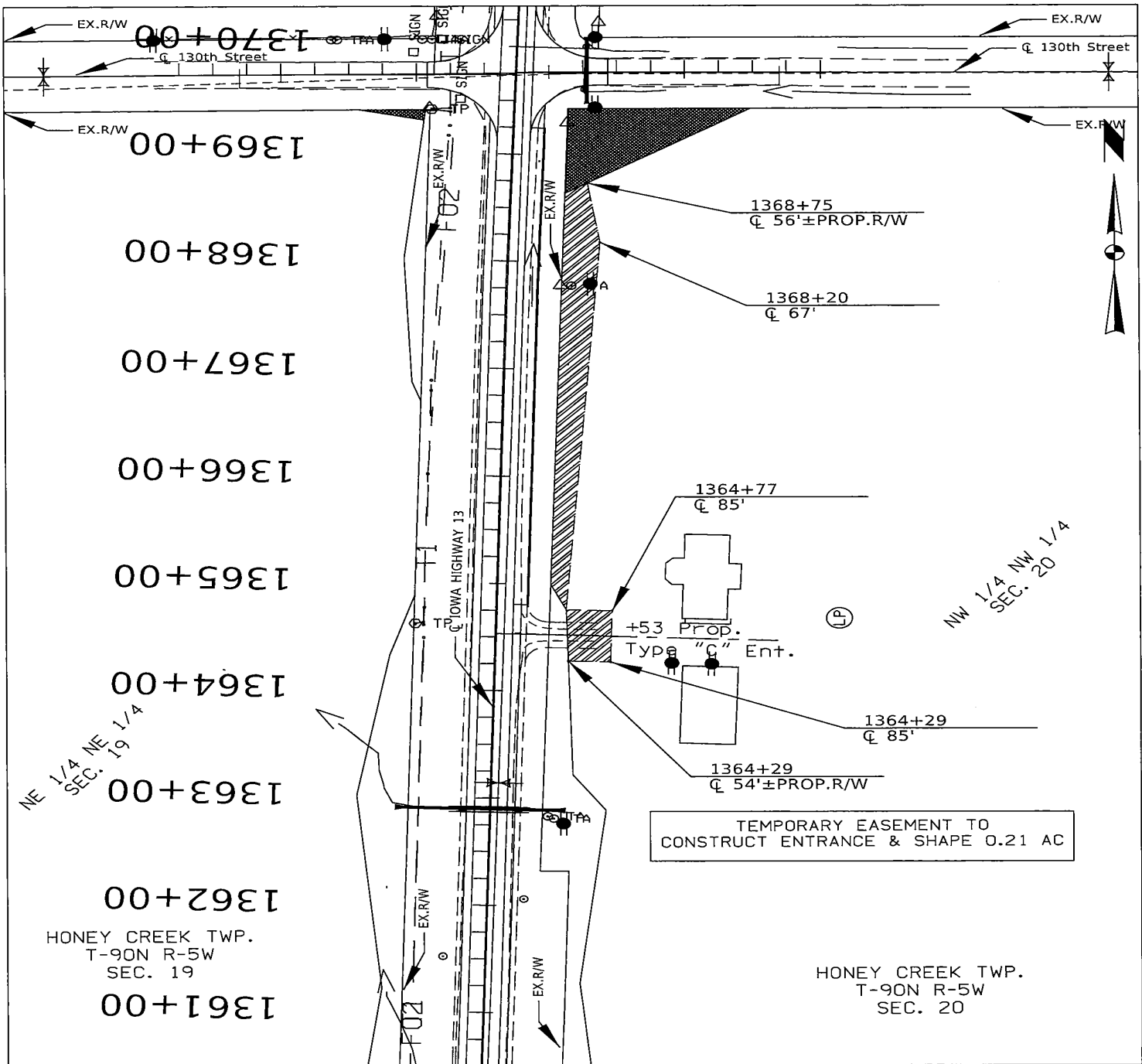
SCALE: 1" = 100'

LEGEND

W.D. OR EASEMENT LINE: 

ACCESS LOCATION POINT: 

PROPERTY LINE: 



COUNTY: DELAWARE

PROJECT NO.: NHSN-013-2(43)--2R-28

Iowa Department of Transportation
ACQUISITION PLAT
EXHIBIT "A-1 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 48
 SECTION 19 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.65 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM The Donald E & Catherine A. Keppler Living Trust

LOCATION	NEW R.D.W.
NE 1/4 NE 1/4	0.65 AC. ±
TOTAL	0.65 AC. ±

POINT	STATION	OFFSET
T2252	1356+50.64	75.00'
T2273	1357+63.00	117.00'
T2281	1361+21.00	76.00'
T2282	1363+00.00	99.00'
T2283	1364+31.00	78.00'
T2286	1366+86.00	68.00'
T2287	1368+00.00	77.00'
T2288	1369+39.26	66.00'
T2290	1364+88.00	60.93'
T2296	1366+68.00	60.96'

R.D.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT C

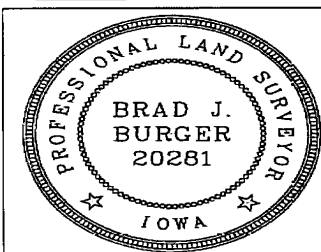
COURSE	BEARING	DISTANCE
A	S 01° 53' 37" W	307.73'
B	N 88° 06' 23" W	67.61'
C	N 19° 42' 35" W	19.33'
D	N 02° 42' 21" W	115.11'
E	N 06° 45' 14" E	139.69'
F	N 89° 39' 48" E	3.37'
G	S 01° 39' 07" W	272.03'
H	S 89° 46' 13" W	63.36'
I	S 89° 46' 13" W	14.23'
J	N 18° 50' 04" W	119.95'
K	N 08° 11' 43" E	360.34'
L	N 05° 39' 36" W	180.47'
M	N 10° 46' 09" E	132.67'
N	N 18° 20' 16" E	59.50'
D	S 01° 39' 07" W	836.89'

COURSE	BEARING	DISTANCE
STA 1316+79.88 TO	N 01° 39' 43" E	5097.24'
STA 1367+77.12 TO	N 02° 14' 14" E	196.85'

SOUTH LINE NE 1/4 NE 1/4 SECTION 19, T90N, R5W

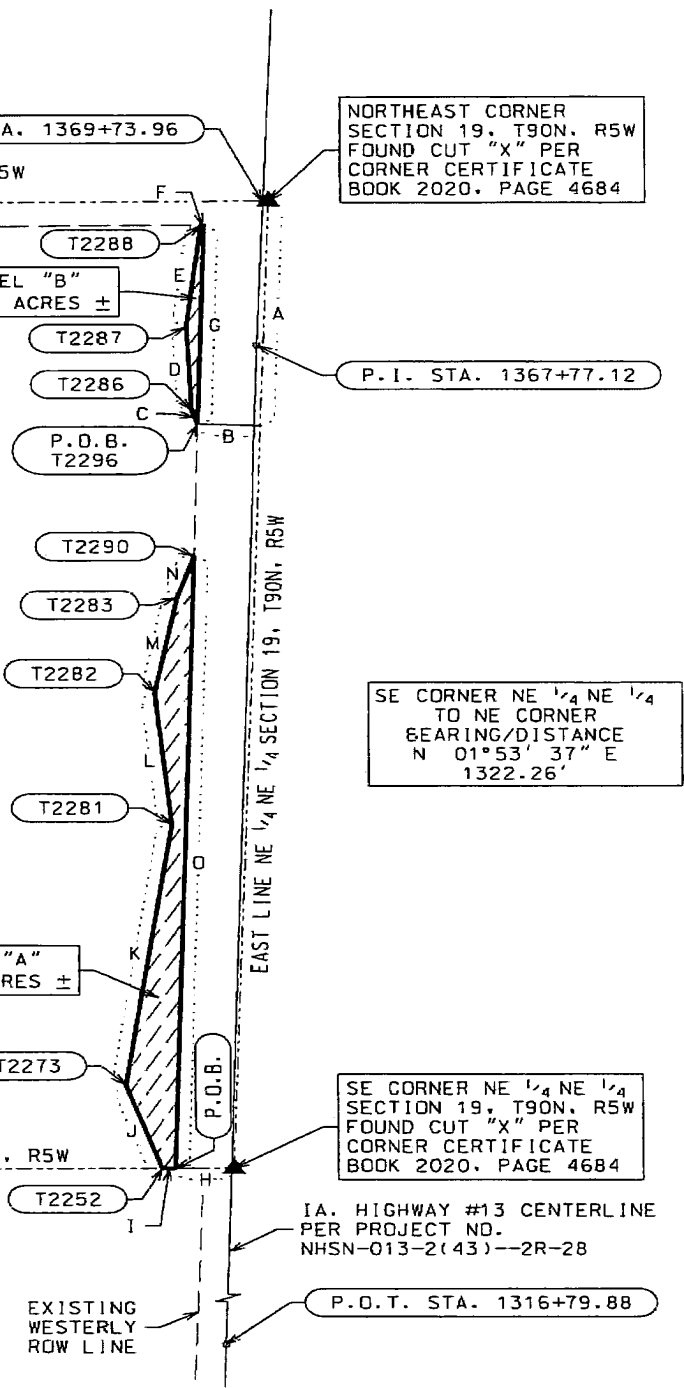
1" = 200'

DATE DRAWN: 6/21/2022 DCF

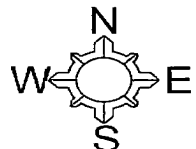


I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/11/2022
 Brad J. Burger Date
 License number 20281
 My license renewal date is December 31, 2022
 Pages or Sheets covered by this seal: Sheet 1 of 1



- LEGEND**
- R.O.W. LINE
 - - - SECTION LINE AND OR 1/4 SECTION LINE
 - () RECORDED AS
 - P.D.B. POINT OF BEGINNING
 - /// PERMANENT EASEMENT



Iowa Department of Transportation

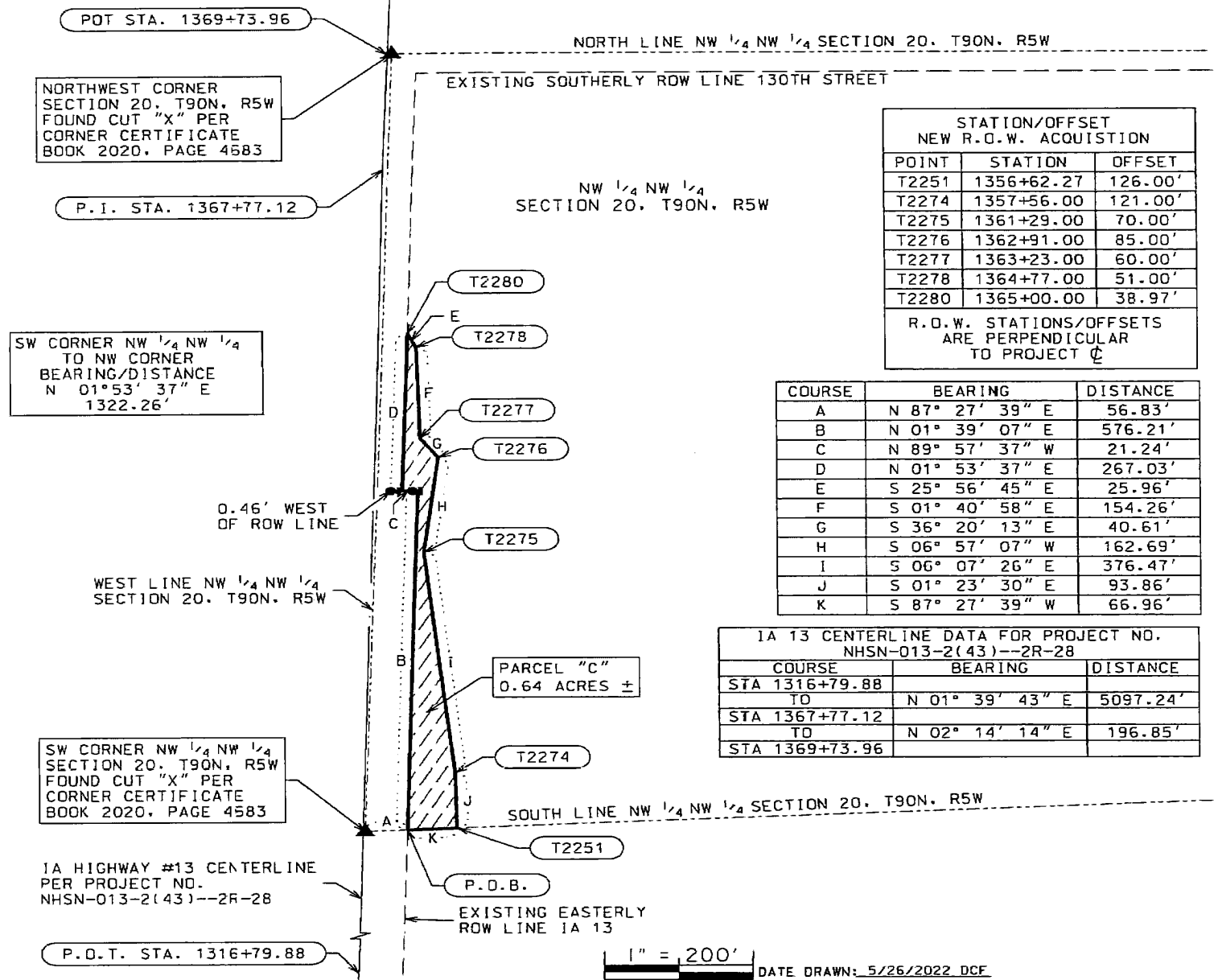
ACQUISITION PLAT
EXHIBIT "A-2 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 48
 SECTION 20 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE AC ±, EASE 0.64 AC ±, EXCESS-FEE AC ±
 ACQUIRED FROM The Donald E. & Catherine A. Keppler Living Trust

PARCEL 48 ACREAGE SUMMARY TABLE
SECTION 20, T90N, R5W

LOCATION	NEW R.O.W.
NW 1/4 NW 1/4	0.64 AC. ±
TOTAL	0.64 AC. ±



STATION/OFFSET
NEW R.O.W. ACQUISITION

POINT	STATION	OFFSET
T2251	1356+62.27	126.00'
T2274	1357+56.00	121.00'
T2275	1361+29.00	70.00'
T2276	1362+91.00	85.00'
T2277	1363+23.00	60.00'
T2278	1364+77.00	51.00'
T2280	1365+00.00	38.97'

R.O.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT C

COURSE	BEARING	DISTANCE
A	N 87° 27' 39" E	56.83'
B	N 01° 39' 07" E	576.21'
C	N 89° 57' 37" W	21.24'
D	N 01° 53' 37" E	267.03'
E	S 25° 56' 45" E	25.96'
F	S 01° 40' 58" E	154.26'
G	S 36° 20' 13" E	40.61'
H	S 06° 57' 07" W	162.69'
I	S 06° 07' 26" E	376.47'
J	S 01° 23' 30" E	93.86'
K	S 87° 27' 39" W	66.96'

IA 13 CENTERLINE DATA FOR PROJECT NO.
NHSN-013-2(43)--2R-28

COURSE	BEARING	DISTANCE
STA 1316+79.88 TO	N 01° 39' 43" E	5097.24'
STA 1367+77.12 TO	N 02° 14' 14" E	196.85'
STA 1369+73.96		

SW CORNER NW 1/4 NW 1/4
TO NW CORNER
BEARING/DISTANCE
N 01° 53' 37" E
1322.26'

PARCEL "C"
0.64 ACRES ±

SW CORNER NW 1/4 NW 1/4
SECTION 20, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4583

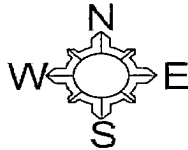
IA HIGHWAY #13 CENTERLINE
PER PROJECT NO.
NHSN-013-2(43)--2R-28

1" = 200'

DATE DRAWN: 5/26/2022 DCF

LEGEND

- R.O.W. LINE
- FOUND ROW RAIL
- SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT



I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 2/11/2022
 Brad J. Burger Date
 License number 20281
 My license renewal date is December 31, 2022
 Pages or Sheets covered by this seal: Sheet 1 of 1

Iowa Department of Transportation
ACQUISITION PLAN
EXHIBIT "A-1 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 48
 SECTION 19 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.01 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM The Donald E. & Catherine A. Keppeler Living Trust

LOCATION	*NEW R.O.W.
NE 1/4 NE 1/4	0.01 AC. ±
TOTAL	0.01 AC. +

*ACQUIRED IN THE NAME OF DELAWARE COUNTY

CENTERLINE 130TH STREET
PER PROJECT NO.
NHSN-013-2(43)--2R-28

EAST LINE NE 1/4 NE 1/4 SECTION 19, T90N, R5W

IA HIGHWAY #13 CENTERLINE PER PROJECT NO. NHSN-013-2(43)--2R-28

EXISTING WESTERLY ROW LINE IA 13

EXISTING SOUTHERLY ROW LINE 130TH STREET

NORTH LINE NE 1/4 NE 1/4 SECTION 19, T90N, R5W

NORTHEAST CORNER
SECTION 19, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4684

COURSE	BEARING	DISTANCE
STA 11367+06.96 TO STA 11369+73.96	S 89° 54' 52" E	267.00'

STA. 11367+06.96

130TH ST STA. 11369+73.96
= IA 13 POT STA. 1369+73.96

NE CORNER TO
N 1/4 CORNER
BEARING/DISTANCE
S 89° 39' 48" W
2652.88'

NORTH 1/4 CORNER
SECTION 19, T90N, R5W
FOUND IA DOT ALUMINUM
MONUMENT PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4684

DIMENSION
LINE ONLY

P.O.B.
T2293

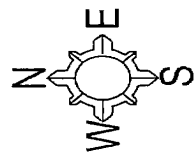
PARCEL "D"
0.01 ACRES ±

COURSE	BEARING	DISTANCE
A	S 89° 39' 48" W	122.16'
B	S 00° 20' 12" E	33.00'
C	N 89° 39' 48" E	48.70'
D	S 06° 45' 14" W	9.86'
E	N 78° 41' 30" W	48.49'

STATION/OFFSET NEW R.O.W. ACQUISITION	POINT	STATION	OFFSET
T2288	11369+06.70	32.20'	
T2289	11369+05.56	42.00'	
T2293	11368+58.00	32.56'	

R.O.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT ☐

NE 1/4 NE 1/4
SECTION 19, T90N, R5W



LEGEND

- R.O.W. LINE
- - - SECTION LINE AND OR 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- //// PERMANENT EASEMENT

1" = 50'
DATE DRAWN: 6/21/2022 DCE

I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/11/2022
 Brad J. Burger Date
 License number 20281
 My license renewal date is December 31, 2022
 Pages or Sheets covered by this seal: Sheet 1 of 1

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-2 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 48
 SECTION 20 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.12 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM The Donald E. + Catherine A. Kappler Living Trust

PARCEL 48 ACREAGE SUMMARY TABLE	
SECTION 20, T90N, R5W	
LOCATION	*NEW R.O.W.
NW 1/4 NW 1/4	0.12 AC. ±
TOTAL	0.12 AC. ±

*ACQUIRED IN THE NAME OF DELAWARE COUNTY

NORTH 1/4 CORNER
SECTION 20, T90N, R5W
FOUND 1/2" REBAR W/ORANGE
CAP STAMPED "20281" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4683

NORTH LINE NW 1/4 NW 1/4
SECTION 20, T90N, R5W

EXISTING SOUTHERLY ROW LINE 130TH STREET

STATION/OFFSET NEW R.O.W. ACQUISITION		
POINT	STATION	OFFSET
T2294	11371+49.00	33.67'
T2295	11370+11.83	113.00'

R.O.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT ψ

130TH STREET CENTERLINE DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28		
COURSE	BEARING	DISTANCE
STA. 11369+76.42		
TO	5 89°53' 06" E	245.52'
STA. 11372+21.94		

NW CORNER TO N 1/4 CORNER
BEARING/DISTANCE
N 89°57' 49" E, 2634.88'

STA. 11372+21.94

P.O.B.
T2294

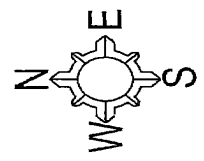
PARCEL "E"
0.12 ACRES ±

NW 1/4 NW 1/4
SECTION 20, T90N, R5W

COURSE	BEARING	DISTANCE
A	N 89° 57' 49" E	166.63'
B	S 00° 02' 12" E	33.00'
C	S 60° 04' 28" W	158.46'
D	N 01° 53' 37" E	79.01'
E	N 89° 57' 49" E	134.72'

LEGEND

- FOUND 1/2" REBAR W/ORANGE CAP STAMPED "20281"
- R.O.W. LINE
- - - SECTION LINE AND OR 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT



1" = 50'

DATE DRAWN: 6/22/2022 DCE

NORTHWEST CORNER
SECTION 20, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4683

130TH STREET PER PROJECT NO.
NHSN-013-2(43)--2R-28

DIMENSION
LINE ONLY

80

EXISTING EASTERLY ROW LINE IA 13

WEST LINE NW 1/4 NW 1/4 SECTION 20, T90N, R5W

IA HIGHWAY #13 CENTERLINE PER PROJECT NO. NHSN-013-2(43)--2R-28

130TH ST. STA. 11369+76.42
= ψ IA 13 POT STA. 1369+76.42

I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/11/2022
Date

Brad J. Burger
Professional Land Surveyor
License number 20281
Iowa

My license renewal date is December 31, 2022
Pages or Sheets covered by this seal: Sheet 1 of 1