

Recorded: 8/23/2023 at 1:52:31.0 PM
 County Recording Fee: \$52.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$55.00
 Revenue Tax:
 Delaware County, Iowa
 Daneen Schindler RECORDER
 BK: 2023 PG: 2023

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: 32 County: Delaware
 Project Number: NHSN-013-2(43)-2R-28 Route Number: IA 13
 Seller: Laurie Hopp and Jerry Hopp, her husband
David Ponsford and Tammy Ponsford, his wife
Joan Jefferis, single

THIS AGREEMENT entered into this 21st day of August, 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 Fr.1/4 of NE Fr.1/4 of Section 6, Township 89 North and SE1/4 of SE1/4 of Section 31, Township 90 North, all in Range 5 West of the 5th P.M., in the County of Delaware, State of Iowa, and more particularly described on pages 7-8, Acquisition Plat Exhibits A1 and A2, 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	
\$18,304.00	On possession and conveyance	60 days after Buyer approval
\$18,304.00	Total Lump-Sum Amount	

Breakdown	Ac/Sq. Ft.
Land by fee title	none Fence 24 rods woven
Underlying fee title	none Fence na rods barbed
Permanent easement to state for highway purposes	0.86 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 Chad Rave.
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 sought and described herein except none known in permanent or temporary easement.
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.1206+21, left 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 easement for the purpose of constructing entrance, The Right-of-Way Design Plot Plan, attached as a page 9 of this agreement, graphically illustrates the proposed temporary easement area being granted. The temporary easement shall terminate on completion of this highway project.
16. It is understood and agreed that Buyer will pay the tenant for weed/erosion control on the premises sought and described herein for the 2023 crop year, for the planted crop. Approved control measures include the planting of corn, soybeans, oats, wheat, barley, or mowing.

17. The Buyer agrees to pay the cost of 24 rods of woven fencing, and 5 corner/brace sets. Payment will be made at the rate of \$53.00 per rod and \$166.00/brace set and is included in the total lump-sum payment amount shown on page 1 of this agreement. Payment will not be made for replacement of gates. The Seller may salvage any existing gates and/or fencing prior to construction of the project. Any existing gates and/or fencing that are not removed shall become the property of the Buyer.

18. The Sellers request, and the Buyer agrees, that the gross proceeds of this agreement shall be paid as follows:

25 percent payable to Laurie Hopp and Jerry Hopp and all applicable interests, as described in items five and six of this agreement, 25 percent payable to David Ponsford and Tammy Ponsford, and 50 percent payable to Joan Jefferis and all applicable interests as described in items five and six of this agreement.

19. The transaction exceeds the \$10,000.00 appraisal waiver threshold, which is permitted under Iowa Administrative Rules.

The Seller has a right to have the proposed acquisition appraised.

Seller hereby accepts compensation listed on page one of this agreement and waives their right to an appraisal.

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.
 Laurie Hopp and Jerry Hopp, her husband

By X Laurie Hopp
 Laurie Hopp
 469 Wedgeworth Lane
 Deland, FL 32724

By X Jerry Hopp
 Jerry Hopp A/K/A Gerald L. Hopp, Jr.

This section to be completed by a Notary Public.

SELLER'S ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ } ss:

On this _____ day of _____
 A.D. _____

before me, the undersigned, a notary public in and for said state,
 personally appeared Laurie Hopp and Jerry Hopp

- to me personally known; or
- 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.

See Attachment for Notary Sign in ink
 _____ (Print/type name)

Notary Public in and for the State of _____
 My commission expires _____
 (NOTARIAL SEAL)

CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL
 - CORPORATE
- Title(s) of Corporate Officer(s):

- Corporate Seal is affixed
- No Corporate Seal procured
- Limited Partnership
- General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- Other: _____

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)

FL Acknowledgement Notary Certificate

Document Name: PURCHASE AGREEMENT

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

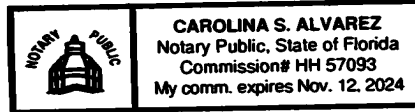
On 07/28/2023, before me, CAROLINA S. ALVAREZ a notary public, personally appeared by physical presence, GERALD L. HOPP JR AND LAURIE R. HOPP who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached PURCHASE AGREEMENT instrument and acknowledged to me that 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 entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known _____ OR
Produced identification Type of identification produced: FL DRIVER LICENSES



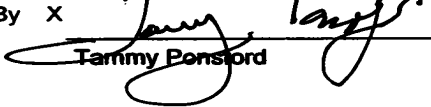
(Signature of notary public)

My commission expires: NOVEMBER 12, 2024_



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. David Ponsford and Tammy Ponsford, his wife

By X 
 David Ponsford
 95137 Gladiolus Place
 Fernandina Beach, FL 32034-0035

By X 
 Tammy Ponsford


This section to be completed by a Notary Public.

SELLER'S ACKNOWLEDGEMENT

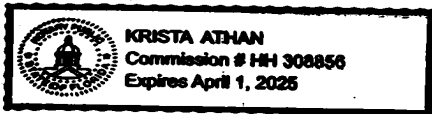
STATE OF Florida }
 COUNTY OF Nassau } ss:
 On this 20th day of July
 A.D. 2023

before me, the undersigned, a notary public in and for said state, personally appeared David Ponsford and Tammy Ponsford

- to me personally known; or
 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.

 (Sign in ink)
Krista Athan (Print/type name)

Notary Public in and for the State of Florida
 My commission expires April 1, 2025
 (NOTARIAL SEAL)



CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL
 CORPORATE
 Title(s) of Corporate Officer(s):

- Corporate Seal is affixed
 No Corporate Seal procured
 Limited Partnership
 General Partnership
 ATTORNEY-IN-FACT
 EXECUTOR(s) or TRUSTEE(s)
 GUARDIAN(s) or CONSERVATOR(s)
 Other:

SIGNER IS REPRESENTING:


List name(s) of entity(ies) or person(s)

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.


Joan Jefferis, single

By X Keven M. Jefferis
 Keven Jefferis, Attorney in Fact
 261 Thunder Bay Road
 Galena, IL 61036

This section to be completed by a Notary Public.

SELLER'S ACKNOWLEDGEMENT	CAPACITY CLAIMED BY SIGNER:
STATE OF <u>Illinois</u> } COUNTY OF <u>JO DAVIEN</u> } ss: On this <u>12th</u> day of <u>July</u> A.D. <u>2023</u> before me, the undersigned, a notary public in and for said state, personally appeared <u>Keven Jefferis</u>	<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE Title(s) of Corporate Officer(s): <hr/>
<input checked="" type="checkbox"/> to me personally known; or <input 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>Debra S. Wiener</u> (Sign in ink) <u>Debra S. Wiener</u> (Print/type name)	<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 checked="" 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:
Notary Public in and for the State of <u>Illinois</u> (NOTARIAL SEAL) 	SIGNER IS REPRESENTING: List name(s) of entity(ies) or person(s) <u>Joan Jefferis</u>

BUYER'S APPROVAL	
Recommended by (Sign in ink): X <u>Scott Henning</u>	(Date) <u>8/3/2023</u>
(Printed Name): <u>Project Agent Scott Henning</u>	
Approved by (Sign in ink): X <u>Brad Hofer</u>	(Date) <u>AUG 21 2023</u>
(Printed Name): <u>Right of Way Director Brad Hofer</u>	

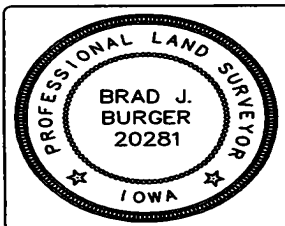
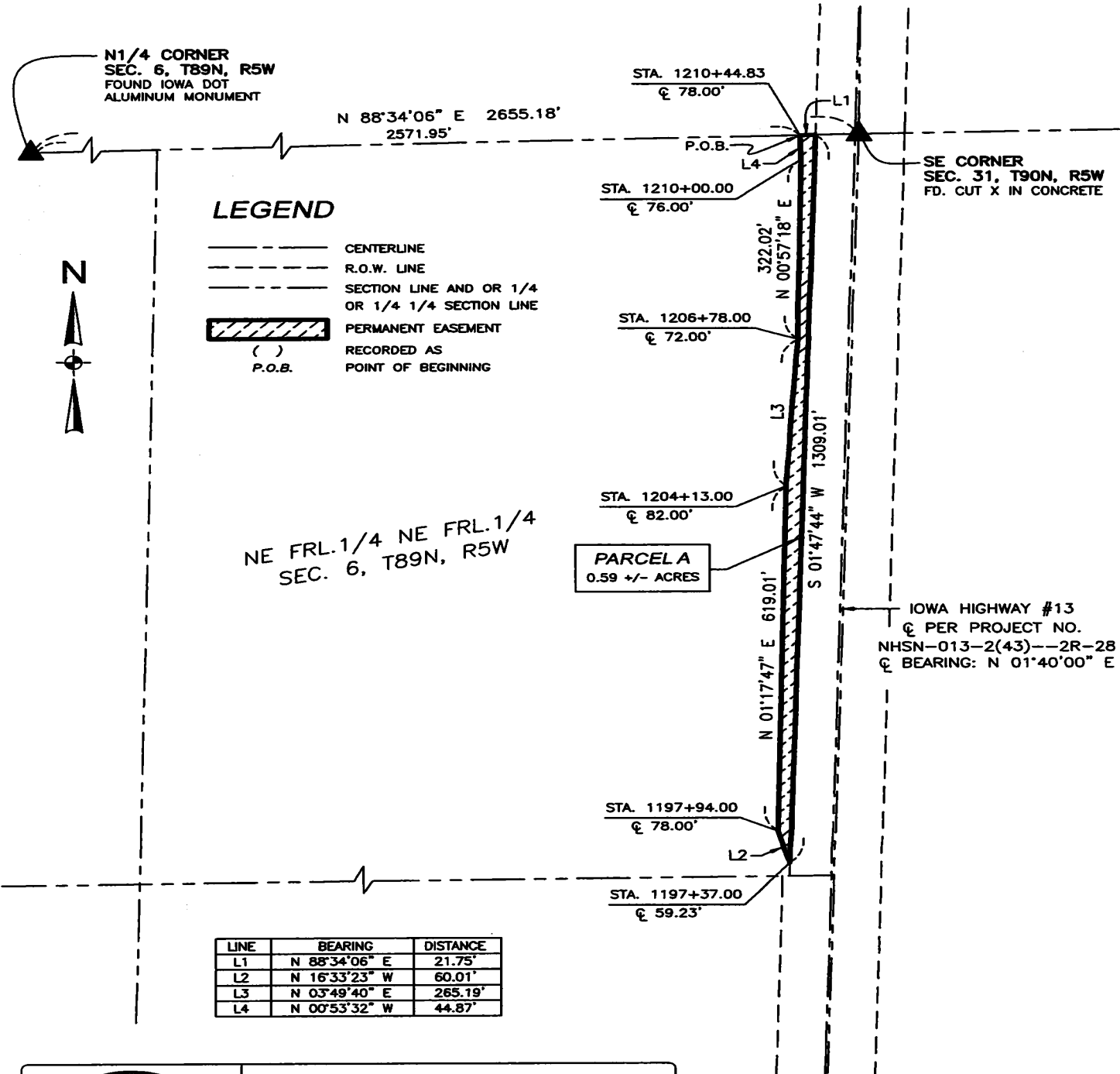
BUYER'S ACKNOWLEDGEMENT	
STATE OF IOWA } COUNTY OF STORY } ss:	
On this <u>21st</u> day of <u>August</u> <u>2023</u> , before me, the undersigned, personally appeared ROW Director, <u>Brad Hofer</u> known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed 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>Valerie E. Goethals</u> Notary Public in and for the State of Iowa

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A1 OF 2"



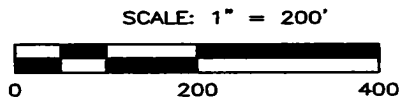
COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 32
 SECTION 6 TOWNSHIP 89 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 0.59 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____



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

Brad J. Burger 5/31/2023
 BRAD J. BURGER LICENSE NO. 20281 DATE
 My license renewal date is December 31, 2024
 Pages or sheets covered by this seal: This page only

DATE DRAWN: 8/12/2022
 DATE REVISED: 10/10/2022 AND 5/31/2023



Iowa Department of Transportation

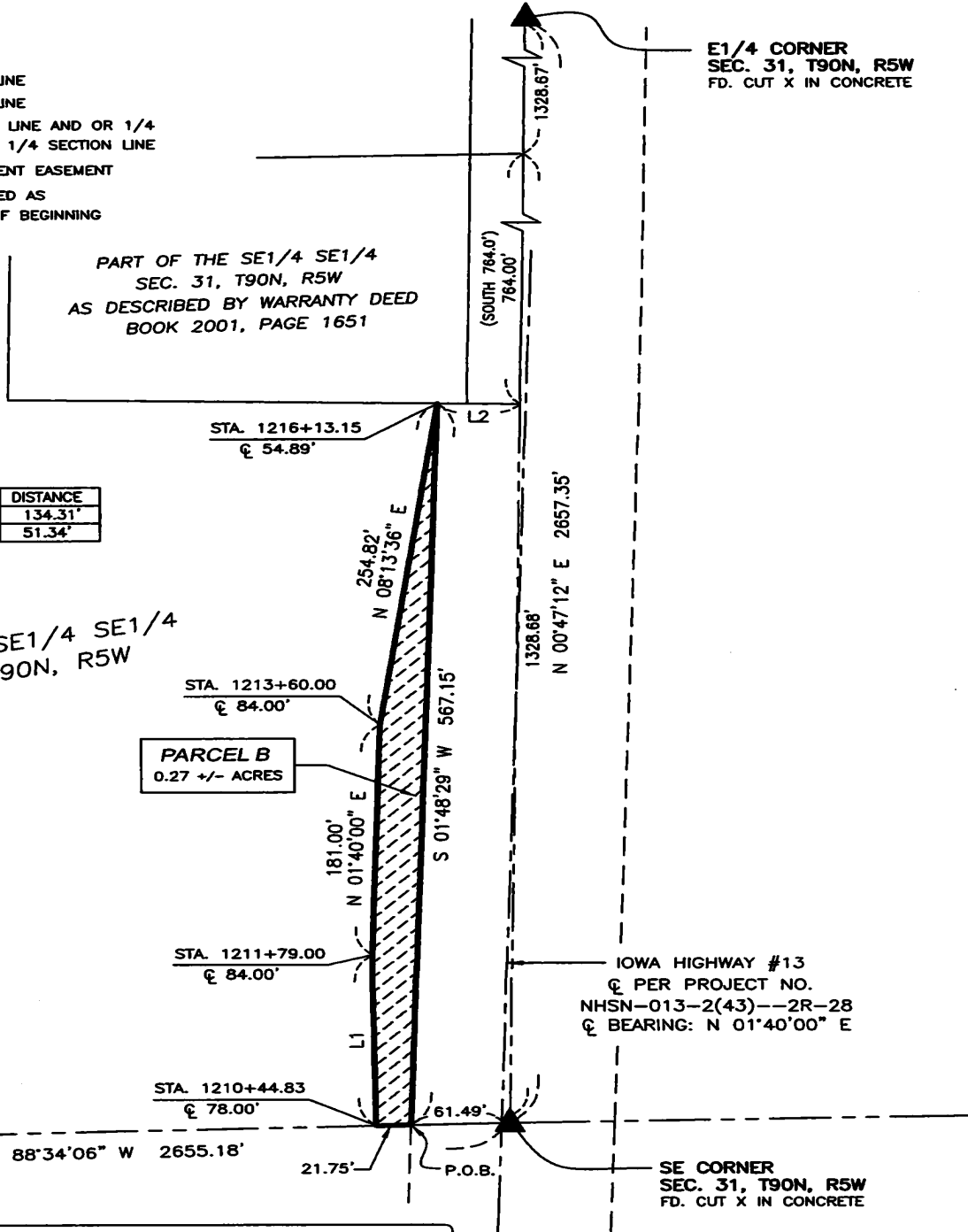
ACQUISITION PLAT
EXHIBIT "A2 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 32
 SECTION 31 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 0.27 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____

LEGEND

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



LINE	BEARING	DISTANCE
L1	N 00°53'32" W	134.31'
L2	N 89°12'48" W (WEST)	51.34'

PART OF THE SE1/4 SE1/4
SEC. 31, T90N, R5W



N1/4 CORNER
SEC. 6, T89N, R5W
FOUND IOWA DOT
ALUMINUM MONUMENT

IOWA HIGHWAY #13
PER PROJECT NO.
NHSN-013-2(43)--2R-28
BEARING: N 01°40'00" E

SE CORNER
SEC. 31, T90N, R5W
FD. CUT X IN CONCRETE



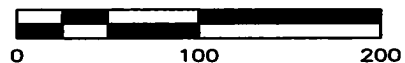
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 5/31/2023
 BRAD J. BURGER LICENSE NO. 20281 DATE
 My license renewal date is December 31, 2024

Pages or sheets covered by this seal: This page only

DATE DRAWN: 8/12/2022
 DATE REVISED: 10/10/2022 AND 5/31/2023

SCALE: 1" = 100'



IOWA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BUREAU
PLOT PLAN


PARCEL NO.: 32


OWNER: Joan Jefferis, Laurie Hopp, David Ponsford


SECTION: 6 T 89 N-R 5 W.

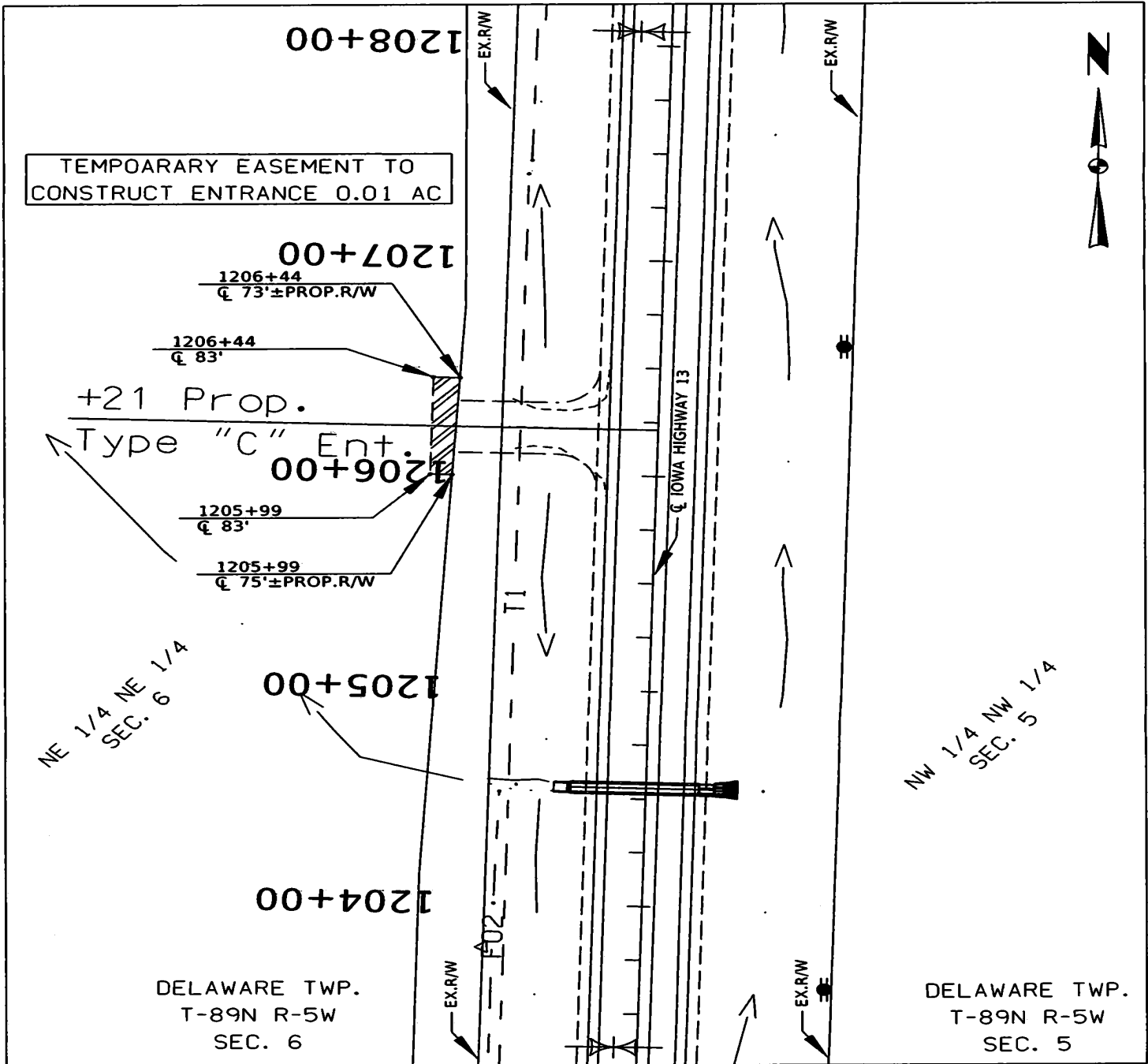
SCALE: 1" = 50'

LEGEND

W.D. OR EASEMENT LINE: 

ACCESS LOCATION POINT: 

PROPERTY LINE: 



COUNTY: DELAWARE

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