

Recorded: 9/5/2023 at 10:40:11.0 AM
 County Recording Fee: \$32.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$35.00
 Revenue Tax:
 Delaware County, Iowa
 Daneen Schindler RECORDER
 BK: 2023 PG: 2157

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: 49A County: Delaware

Project Number: NHSN-013-2(43) --2R-28 Route Number: 013

Seller: Contract Seller: John E. Holtz and Janice E. Holtz, husband and wife
Contract Purchaser: D&C Holtz Farm, LLC

THIS AGREEMENT entered into this 31st day of August, 2023
 by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1. 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 SE 1/4 of Section 18, T90N, R5W of the 5th P.M., Delaware County, Iowa, also being part of Parcel 2015-50 as recorded in Book 2015, Page 1404 in the office of the Delaware County Recorder and more particularly described on page 6 including the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

2. 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	
\$16,538.00	On possession and conveyance	60 days after Buyer approval
\$16,538.00	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	54	rods barbed
Permanent easement to State of Iowa for roadway purposes	.68	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 (none).
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 type "C" entrances at 1389+31 and Sta. 1394+53, both on the 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. Seller agrees to provide weed and erosion control on the premises sought and described herein for the 2023 crop year. Approved control measures include the planting of oats, wheat, barley, soybeans, corn or mowing. Part of the lump sum payment on page one of this contract is settlement in full for providing weed and erosion control.

Should crop be available to harvest when mature, the Seller may harvest crop, at Seller's risk.

There are no assurances from the Buyer that the crop will be available to harvest due to the uncertainty of utility relocations.

Payment is based in a rate of \$600.00 per acre.

16. The Buyer agrees to pay the cost of 54 rods of barbed fencing and 10 corner sets. Payment will be made at the rate of \$40.00 per rod and \$166.00 per corner 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.
17. The Sellers request, and the Buyer agrees, that the gross proceeds of this agreement shall be paid as follows:
- 0 percent payable to John E. Holtz and Janice E. Holtz and all applicable interests, as described in items five and six of this agreement; and 100 percent payable to D&C Holtz Farm, LLC and all applicable interests as described in items five and six of this agreement.

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.

By: X John E. Holtz
John E. Holtz
405 Miller Street
Edgewood, IA 52042

By: X Janice E. Holtz
Janice E. Holtz

This section to be completed by a Notary Public.

SELLER'S ACKNOWLEDGEMENT

STATE OF Iowa }
COUNTY OF Delaware } ss:
On this 21st day of August
A.D. 2023

before me, the undersigned, a notary public in and for said state,
personally appeared John E. Holtz and Janice E. Holtz
 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.

Zach D. Engstrom (Sign in ink)
Zach D. Engstrom (Print/type name)

Notary Public in and for the State of Iowa
My commission expires August 10, 2024
(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:

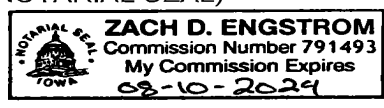
SIGNER IS REPRESENTING:

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

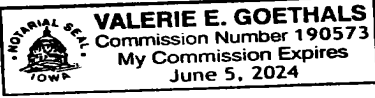
Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.
 D&C Holtz Farm, LLC

By: X Donald A. Holtz
 Donald A. Holtz, Manager
 313 Fairview Drive
 Manchester, IA 52057

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>25th</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>Donald A. Holtz</u>	<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE Title(s) of Corporate Officer(s): _____ _____
<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>Zach D. Engstrom</u> (Sign in ink) <u>Zach D. Engstrom</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 type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> EXECUTOR(s) or TRUSTEE(s) <input type="checkbox"/> GUARDIAN(s) or CONSERVATOR(s) <input checked="" type="checkbox"/> Other: <u>Manager of LLC</u>
Notary Public in and for the State of <u>Iowa</u> My commission expires <u>August 10, 2024</u> (NOTARIAL SEAL) 	SIGNER IS REPRESENTING: <small>List name(s) of entity(ies) or person(s)</small> <u>D&C Holtz Farm, LLC</u>

BUYER'S APPROVAL	
Recommended by (Sign in ink): X <u>Scott Henning</u> (Printed Name): <u>Project Agent Scott Henning</u>	(Date) <u>8/24/2023</u>
Approved by (Sign in ink): X <u>Mike Jackson</u> (Printed Name): <u>for Brad Hofer Right of Way Director Mike Jackson</u>	(Date) <u>AUG 31 2023</u>

BUYER'S ACKNOWLEDGEMENT	
STATE OF IOWA } COUNTY OF STORY } ss:	
On this <u>31st</u> day of <u>August</u> <u>2023</u> , before me, the undersigned, <u>Mike Jackson</u> personally appeared <u>for</u> 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 "A"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 49A
 SECTION 18 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.68 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

PARCEL 49A ACREAGE SUMMARY TABLE SECTION 18, T90N, R5W		
PLAT OF SURVEY PARCEL	PART OF	NEW R.O.W.
PARCEL 2015-50	NE 1/4 SE 1/4	0.68 AC. ±

STATION/OFFSET NEW R.O.W. ACQUISITION		
POINT	STATION	OFFSET
T2234	1387+51.82	31.00'
T2240	1388+51.00	73.00'
T2241	1391+50.00	34.00'
T2242	1393+86.00	76.00'
T2243	1396+27.52	37.00'

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

NORTH LINE NE 1/4 SE 1/4 SECTION 18, T90N, R5W
 NORTH LINE PARCEL 2015-50

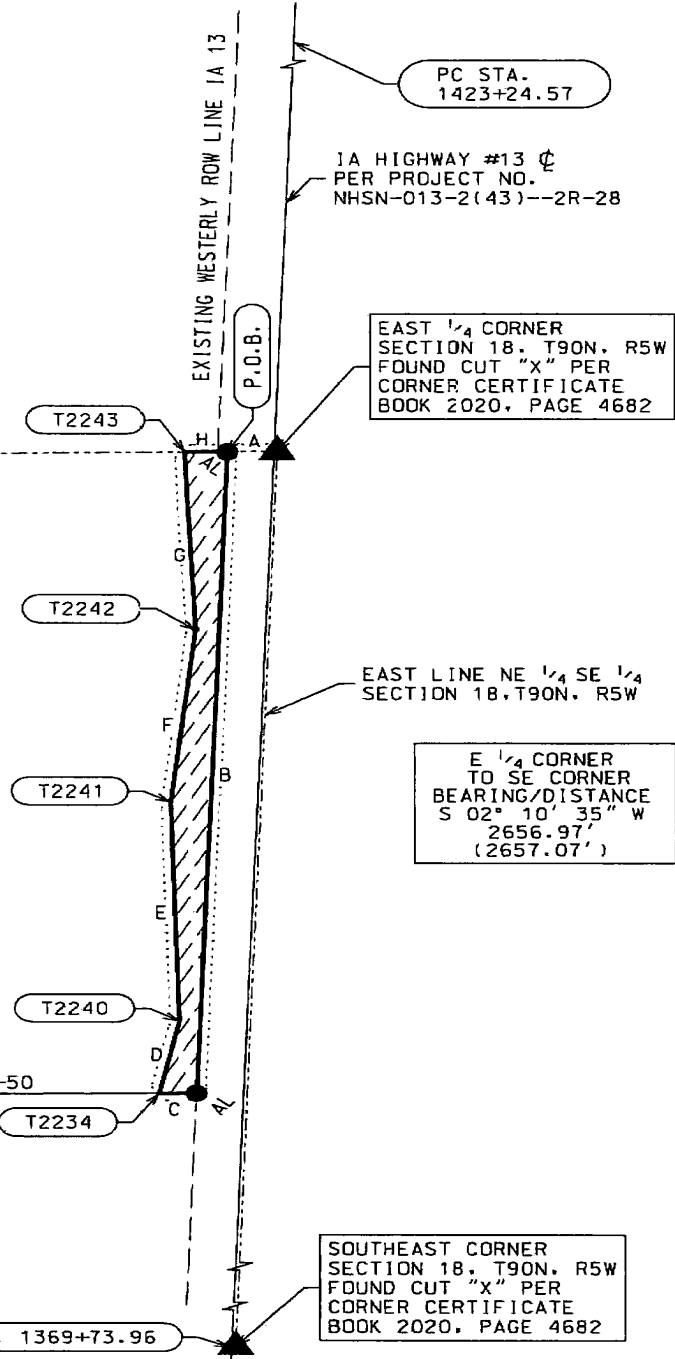
NE 1/4 SE 1/4
SECTION 18, T90N, R5W

PARCEL 2015-50
BEING PART OF THE SE 1/4
SECTION 18, T90N, R5W
BOOK 2015, PAGE 1404

COURSE	BEARING	DISTANCE	(RECORD)
A	S 89° 23' 53" W	53.80'	(53.73')
B	S 02° 14' 22" W	876.19'	(876.16')
C	S 89° 40' 08" W	40.36'	
D	N 12° 31' 27" E	100.80'	
E	N 01° 46' 49" W	299.74'	
F	N 06° 35' 56" E	236.69'	
G	N 02° 43' 55" W	242.44'	
H	N 89° 23' 53" E	46.40'	

IA 13 CENTERLINE DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28		
COURSE	BEARING	DISTANCE
PDT 1369+73.96		
TO	N 02° 14' 14" E	5350.61'
P.C. 1423+24.57		

SOUTH LINE PARCEL 2015-50



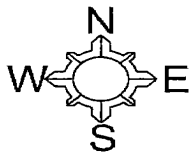
EAST 1/4 CORNER
SECTION 18, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4682

E 1/4 CORNER
TO SE CORNER
BEARING/DISTANCE
S 02° 10' 35" W
2656.97'
(2657.07')

SOUTHEAST CORNER
SECTION 18, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4682

LEGEND

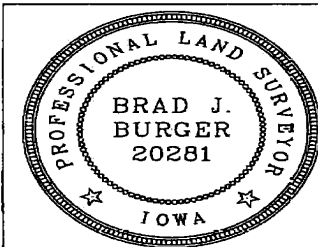
- SECTION LINE AND OR 1/4 SECTION LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. LINE
- AL ● FOUND 1/2" REBAR W/ALUMINUM CAP STAMPED "10155"
- () RECORDED AS
- //// PERMANENT EASEMENT



PDT STA. 1369+73.96

1" = 200'

DATE DRAWN: 6/19/2022 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 6/12/2022
 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