

CITY OF ANKENY, IOWA  
OFFER TO PURCHASE RIGHT-OF-WAY AND/OR EASEMENTS

To Seller: Cox Properties, LLC  
102 N. Ankeny Blvd.  
Ankeny, IA 50023

1. Property Description. The City of Ankeny, Iowa, intends to acquire the right-of-way owned by you situated in Ankeny, Iowa, and legally described on the attached Exhibit(s), and is, by this reference, made a part hereof.
2. Price. State of Iowa agrees to pay \$15.00 per square foot, in cash, calculated as follows, and other good and valuable consideration:

TYPE	AMOUNT	PRICE	%	TOTAL
Temporary Easement	920.68 s.f.	\$15.00	8%	\$1,104.82
TOTAL				\$1,104.82
TOTAL COMPENSATION				\$1,110.00

3. Purpose of the Acquisition. Right-of-way is being acquired for the purpose of roadway grading and street right-of-way for constructing the Ankeny Blvd. & 1<sup>st</sup> St. Intersection Improvement project.
4. Real Estate Taxes. The acquisition of right-of-way shall not affect the liability of the Sellers for payment of real estate taxes against the right-of-way, when due.
5. Possession. Possession shall be upon receipt of funds.
6. Conveyance. Upon payment of the purchase price, Sellers shall convey the right-of-way to the City of Ankeny, Iowa, in accordance with the form provided by the city.
7. Time is of the Essence. Time is of the essence in this contract.
8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Sellers, and Sellers agree to warrant good and sufficient title.

Names and addresses of lienholders are:

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9. Construction. Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.
10. Execution of Offer. This Offer is executed in behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by Sellers.

Dated at Ankeny, Iowa, this 10 day of JANUARY, 2018

FOR THE CITY OF ANKENY, IOWA

By: 

Snyder & Associates, Inc.

THIS OFFER IS ACCEPTED on this 10 day of January, 2018.

COX PROPERTIES, LLC

[Signature]  
Timothy E. Cox, Manager

**SELLER'S ALL-PURPOSE ACKNOWLEDGMENT**

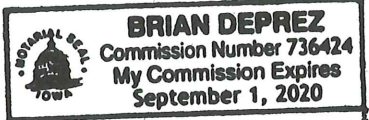
STATE OF Iowa }  
COUNTY OF Polk } ss:

On this 10 day of JAN., A.D. 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy E. Cox, Manager of Cox Properties, LLC  
to me personally known

or X 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.

(NOTARY SEAL)

[Signature] (Sign in Ink)  
Brian Deprez (Print Name)  
Notary Public in and for the State of



**CAPACITY CLAIMED BY SIGNER:**

   INDIVIDUAL

X CORPORATE

Title(s) of Corporate Officer(s):

MANAGER

   Corporate Seal is affixed

   No Corporate Seal procured

   PARTNER(s):

   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)

Timothy E. Cox

Approved by the City Council of the City of Ankeny on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Resolution No. \_\_\_\_\_.

By: \_\_\_\_\_  
Gary Lorenz, Mayor

Attest: \_\_\_\_\_  
Pamela DeMouth, City Clerk



