

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

To Seller: Jaxwil Enterprises, Inc. (Deed Holder) WW Futures II, LLC (Contract Buyer)
1002 NE Fountain View Dr. 1727 S. Ankeny Blvd.
Ankeny, IA 50021 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. The City of Ankeny agrees to pay \$6.50 per square foot, in cash, calculated as follows, and other good and valuable consideration:

TYPE	AMOUNT	PRICE	%	TOTAL
Fee Title	2,585 s.f.	\$6.50	100%	\$16,802.50
Permanent Easement ROW	1,802 s.f.	\$6.50	100%	\$11,713.00
Permanent Easement Utilities/Other	2,998 s.f.	\$6.50	25%	\$ 4,871.75
Temporary Easement Landscaping/Gate	4,949 s.f.	\$6.50	10%	\$ 3,216.85
				\$10,600.00
TOTAL				\$47,204.10
TOTAL COMPENSATION				\$47,300.00

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 South Ankeny Boulevard and SE Shurfine Drive / SW Prairie Trail Parkway Intersection Improvements.
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:

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 21 day of FEBRUARY, 2019.

FOR THE CITY OF ANKENY, IOWA

By: [Signature]
Snyder & Associates, Inc.

THIS OFFER IS ACCEPTED on this 1 day of MARCH, 2019.

Jaxwil Enterprises, Inc.

X [Signature]
John E. Wilhelm, President

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 1 day of Mar, A.D. 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared John E. Wilhelm, President of Jaxwil Enterprises, Inc.

to me personally known
or Xproved 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.

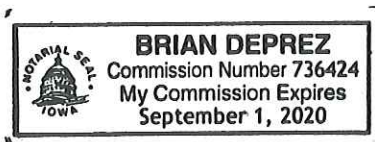
(NOTARY SEAL) [Signature] (Sign in Ink)
BRIAN DEPREZ (Print Name)
Notary Public in and for the State of IA

CAPACITY CLAIMED BY SIGNER:

INDIVIDUAL
XCORPORATE
Title(s) of Corporate Officer(s):
PRESIDENT
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)



Dated at Ankeny, Iowa, this 21 day of FEBRUARY, 2019.

FOR THE CITY OF ANKENY, IOWA

By: [Signature]
Snyder & Associates, Inc.

THIS OFFER IS ACCEPTED on this 1 day of MARCH, 2019.

WW Futures II, LLC

[Signature]
Denise L. Roberts, Member

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 1 day of MARCH, A.D. 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Denise L. Roberts, Member of WW Futures II, 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)

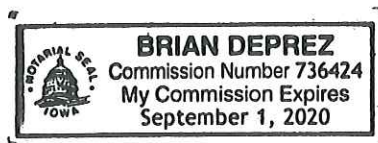
[Signature] (Sign in Ink)
Brian Deprez (Print Name)
Notary Public in and for the State of IA

CAPACITY CLAIMED BY SIGNER:

☐ INDIVIDUAL
☒ CORPORATE
Title(s) of Corporate Officer(s):
Member
☐ 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)



Approved by the City Council of the City of Ankeny on the _____ day of _____, 2019, by Resolution No. _____.

By: _____
Gary Lorenz, Mayor

Attest: _____
Debra Arend, Deputy City Clerk
City of Ankeny

SPLIT PAYMENT REQUEST FORM

Polk County

Project 117.1073.01A

Parcel No. 8

Project Name: S. Ankeny Blvd & Shurfine Dr. ,
Prairie Trail Pkwy Project

Date: March 1, 2019

***GROSS PROCEEDS AMOUNT: \$47,300.00**

We, WW Futures II, LLC, request that the warrant payable in the above-referenced transaction be issued in separate checks, payable as follows:


WW Futures II, LLC

\$ 47,300 or 100 %


Jaxwil Enterprises, Inc.

\$ 0 or 0 %

WW Futures II, LLC.


Denise Roberts

Jaxwil Enterprises, Inc.


John Wilhelm

*This amount includes Total Agreement Consideration, Contingent Payment, and Scheduled Future Abstracting Payment.

NOTICE: If this form is incomplete, not returned to the City of Ankeny by the scheduled closing date, or forms contain conflicting amounts from sellers, all sellers will be listed as co-payees on one check.