

## TEMPORARY EASEMENT FOR CONSTRUCTION

KNOW ALL BY THESE PRESENTS:

That **Jaxwil Enterprises, Inc. (Deed holder) and WW Futures II, LLC (Contract buyer)** hereinafter called "Grantor" in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the **City of Ankeny**, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter called "Grantee", a temporary construction easement over, across and through the following described real estate:

See attached Exhibit

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of the Access, construction, installation and maintenance of the following described public improvement:

### **SOUTH ANKENY BLVD AND SE SHURFINE DRIVE / SW PRAIRIE TRAIL PARKWAY INTERSECTION IMPROVEMENTS**

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, repair any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

The said Grantee shall restore said described land to a satisfactory condition after construction and/or repair as per plan.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee.

The Grantor does hereby covenant with said Grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be hereinabove stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

IN WITNESS WHEREOF we have hereunto affixed our hands this 1 day of MARCH, 2019.

Jaxwil Enterprises, Inc.

X [Signature]  
John E. Wilhelm, President

03/01/19 Date

**SELLER'S ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF IA }  
COUNTY OF POC } 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

X CORPORATE

Title(s) of Corporate Officer(s):

PRESIDENT

   Corporate Seal is affixed

   No Corporate Seal procured

   PARTNER(s):

   Limited Partnership

   General Partnership

   ATTORNEY-IN-FACT

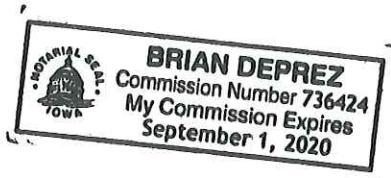
   EXECUTOR(s) or TRUSTEE(s)

   GUARDIAN(s) or CONSERVATOR(s)

   OTHER:

**SIGNER IS REPRESENTING:**

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



IN WITNESS WHEREOF we have hereunto affixed our hands this 1 day of MARCH, 2019.

WW Futures II, LLC

Denise L. Roberts  
Denise L. Roberts, Member

03/01/19 Date

**SELLER'S ALL-PURPOSE ACKNOWLEDGMENT**

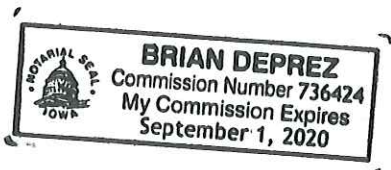
STATE OF Iowa }  
COUNTY OF Lake } ss:

On this 1 day of Mar, 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    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)

Brian Deprez (Sign in Ink)  
BRIAN DEPREZ (Print Name)  
Notary Public in and for the State of Iowa



**CAPACITY CLAIMED BY SIGNER:**

   INDIVIDUAL

   CORPORATE

Title(s) of Corporate Officer(s):

MEMBER

   Corporate Seal is affixed

   No Corporate Seal procured

   PARTNER(s):

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   General Partnership

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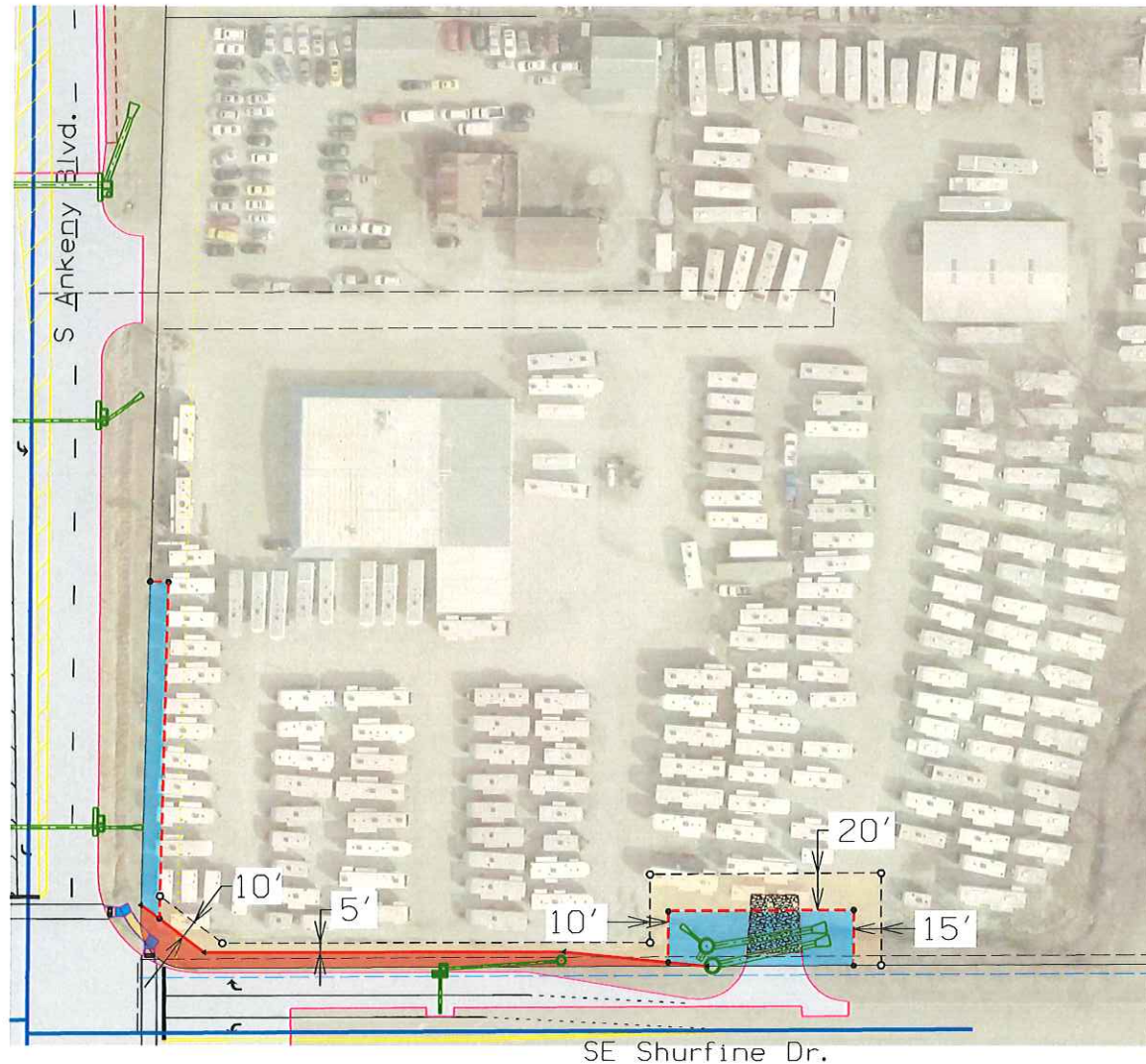
**SIGNER IS REPRESENTING:**

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



# LEGEND

- PROPOSED ROAD
- PROPOSED SIDEWALK
- RIGHT OF WAY
- GRADING LIMITS
- TEMPORARY CONSTRUCTION EASEMENT LINE
- PERMANENT EASEMENT LINE
- FEE TITLE ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT EASEMENT
- FEE TITLE ACQUISITION



PROJECT NAME: SOUTH ANKENY BOULEVARD AND SE SHURFINE DRIVE / SW PRAIRIE TRAIL PARKWAY INTERSECTION IMPROVEMENTS  
 PARCEL 8 - WW FUTURES LLC

SCALE:  
 1"= 100'

DATE:  
 09/26/2018  
 REV 12/13/2018

PROJECT #:  
 1171073

