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COPY

THIS INSTRUMENT PREPARED BY & RETURNED TO: Mark J. Parmenter
LEDERER WESTON CRAIG PLC, 118 Third Avenue SE, Suite 700, P.O. Box 1927, Cedar Rapids, Iowa 52406, (319) 365-1184
MAIL PROPERTY TAX STATEMENTS TO: City of Hiawatha; 101 Emmons Street, Hiawatha, IA 52233

WARRANTY DEED

For the consideration of one dollar and other valuable consideration, PAKAR Management, LLC, an Iowa Limited Liability Company, does hereby convey to, City of Hiawatha, the following described real estate in Linn County, Iowa:

Part of Lot 2 and Lot 3, Hawkeye Communications First Addition to the City of Hiawatha, Linn County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of Lot 2, Hawkeye Communications First Addition to the City of Hiawatha, Linn County, Iowa; Thence S 00°41'55"E along the West Right of Way of Robins Road to the South line of Lot 3, Hawkeye Communications First Addition to the City of Hiawatha, Linn County, Iowa a distance of 308.56 feet; Thence S 87°54'43" W along said South line of Lot 3 a distance of 27.50 feet; Thence N 07°35'53" E to the North line of said Lot 3 a distance of 86.57 feet; Thence N 03°08'24" E to said Northeast Corner of Lot 2 and the Point of Beginning a distance of 224.07 feet.

Said parcel contains 3,470 SQ. FT., subject to easements and restrictions of record.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 19, 2016.

PAKAR MANAGEMENT, LLC, an Iowa Limited Liability Company

By: Patrick J. Callanan

Patrick Callanan, Member

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This document was acknowledged before me on the 19 day of May, 2016, by Patrick Callanan, Member of PAKAR Management, LLC, an Iowa Limited Liability Company.

NOTARIAL SEAL IOWA
CINDY KUDRNA
Commission Number 719775
My Commission Expires
12-2-17

Cindy Kudrna
Notary Public in and for the State of Iowa

REAL ESTATE TRANSFER - DECLARATION OF VALUE

Please read the instructions on the reverse side BEFORE completing and filing this form.

Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT

Date of Instrument: _____ ▲ Deed _1 ☐ Contract _ 2 ☐ ▲

SELLER: PAKAR Management, LLC, an Iowa Limited Liability Company Phone: _____ ▲

Seller Address: 107 North Center Point Road, Hiawatha, IA 52233 e-mail: _____

BUYER: City of Hiawatha, Iowa Phone: (319) 393-1515 ▲

Buyer Address: 101 Emmons Street, Hiawatha, IA 52233 e-mail: _____

Address of Property Conveyed: 97 North Center Point Road, Hiawatha, IA 52233

Legal Description: SEE ATTACHED EXHIBIT "A"

Type of Sale: ☐ Sale between related parties/family ☐ Sale of partial interest ☐ Trade ☐ Quit Claim Deed ☐ Auction

Was this a sale of AG LAND to: ☐ Corporation ☐ Trust ☐ Alien ☐ Non-Resident Alien ☐ Limited Partnership ▲

DECLARATION OF VALUE STATEMENT

1. Total Amount Paid $ 3,470.00
2. Amount Paid for Personal Property (see instructions) $ _____
3. Amount Paid for Real Property Only (1 minus 2) $ 3,470.00 ▲

I HEREBY DECLARE THAT THE INFORMATION CONTAINED IN PART I OF THIS FORM IS TRUE AND CORRECT AS DETAILED ON THE BACK OF THIS FORM .

Printed Name: Patrick Callanan Phone #: _____

Patrick J. Callanan ☐ Buyer or ☑ Seller or ☐ Agent or ☐ Attorney

Signature

PART II - TO BE COMPLETED BY THE ASSESSOR

Primary Classification: ☐ Res _4_ ☐ Com _5_ ☐ Ind _2_ ☐ Ag _ 1_ ☐ MultiRes _7_ City/Township _____ ▲

Primary Parcel Number _____ ▲ YearBlt _____ Occ _____ NUTC _____ ▲

Classification	Land	Building	Dwelling	Total
Residential				
Commercial				
Industrial				
Agricultural				
Multi Residential				

▲

Comments: _____

EXHIBIT "A"

Part of Lot 2 and Lot 3, Hawkeye Communications First Addition to the City of Hiawatha, Linn County, Iowa more particularly described as follows:

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Said parcel contains 3,470 SQ. FT., subject to easements and restrictions of record.

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name PAKAR Management, LLC, an Iowa Limited Liability Company

Address 107 North Center Point Road, Hiawatha, IA 52233

Number and Street or RR | City, Town or P.O. | State | Zip

TRANSFEREE:

Name City of Hiawatha, Iowa

Address 101 Emmons Street, Hiawatha, IA 52233

Number and Street or RR | City, Town or P.O. | State | Zip

Address of Property Transferred:

97 North Center Point Road, Hiawatha, IA 52233

Number and Street or RR | City, Town or P.O. | State | Zip

Legal Description of Property: (Attach if necessary) SEE ATTACHED EXHIBIT "A"

1. **Wells (check one)**
   - ✓ There are no known wells situated on this property.
   - ___ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.
2. **Solid Waste Disposal (check one)**
   - ✓ There is no known solid waste disposal site on this property.
   - ___ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.
3. **Hazardous Wastes (check one)**
   - ✓ There is no known hazardous waste on this property.
   - ___ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.
4. **Underground Storage Tanks (check one)**
   - ✓ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
   - ___ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. **Private Burial Site (check one)**
   ✓ There are no known private burial sites on this property.
   ___ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.
6. **Private Sewage Disposal System (check one)**
   ✓ All buildings on this property are served by a public or semi-public sewage disposal system.
   ___ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
   ___ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
   ___ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
   ___ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
   ___ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
   ___ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
   ___ The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

_____

_____

_____

_____

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: Patrick J. Callaman (Transferor or Agent) Telephone No.: 319-362-4300

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

a. Solid Waste Disposal (check one)

___ There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.

___ There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

b.. Hazardous Wastes (check one)

___ There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.

___ There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

_____

_____

_____

_____

_____

_____

_____

_____

_____

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: _____ Telephone No.: _____
(Transferor or Agent)

EXHIBIT "A"

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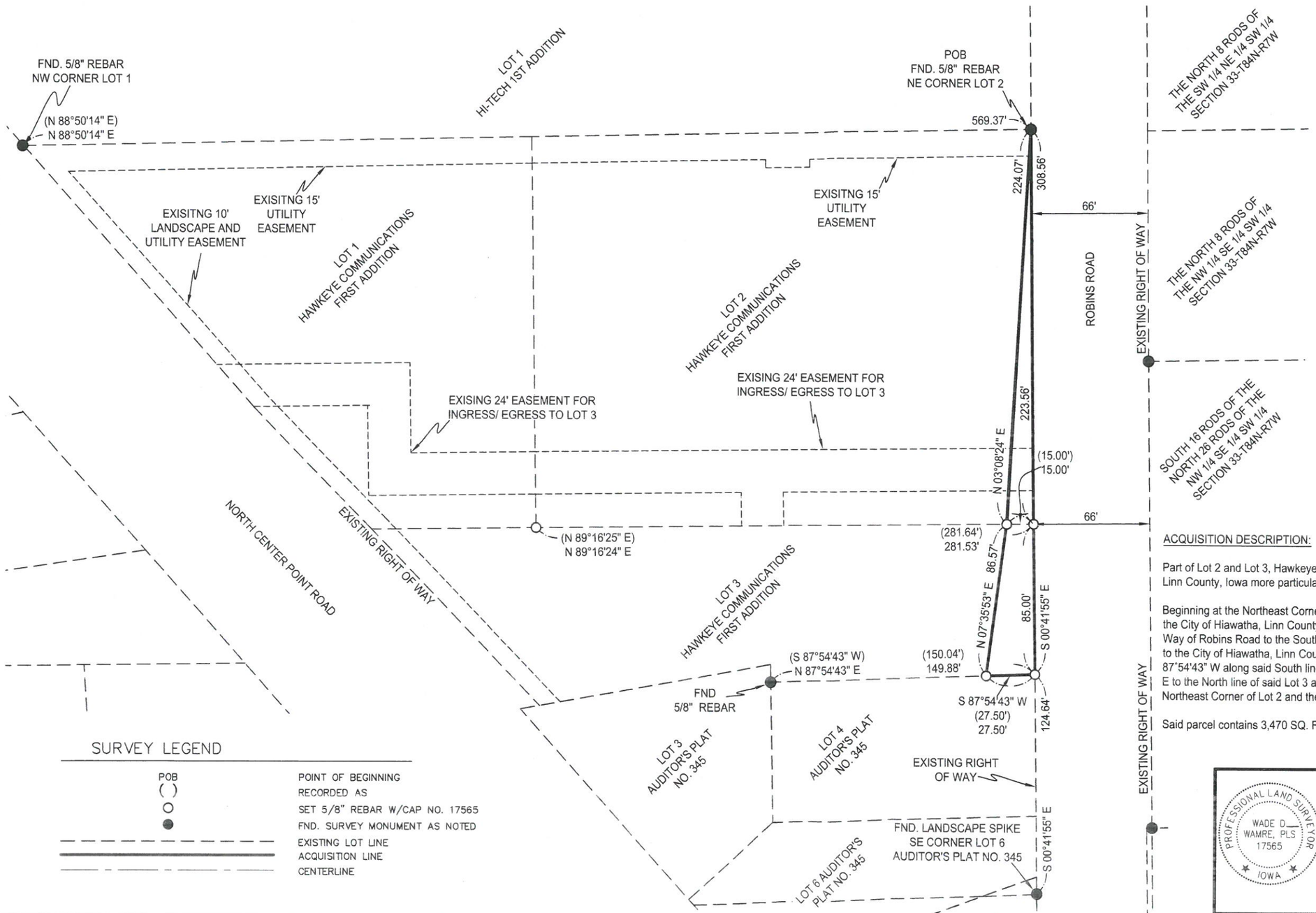
Said parcel contains 3,470 SQ. FT., subject to easements and restrictions of record.

ACQUISTION PLAT
PART OF LOT 2 & LOT 3, HAWKEYE COMMUNICATIONS FIRST ADDITION TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA



SURVEY LEGEND

POB	POINT OF BEGINNING
( )	RECORDED AS
○	SET 5/8" REBAR W/CAP NO. 17565
●	FND. SURVEY MONUMENT AS NOTED
	EXISTING LOT LINE
	ACQUISITION LINE
	CENTERLINE

0 30 60 120
SCALE IN FEET

ACQUISITION AREA:
3,470 SQ. FT.

SURVEY WORK PERFORMED:
07-31-2015

OWNER:
PAKAR MANAGEMENT LLC
4160 RIVERVIEW ROAD
CEDAR RAPIDS, IOWA 52411

SURVEY REQUESTED BY:
CITY OF HIAWATHA
101 EMMONS STREET
HIAWATHA, IOWA 52233

SURVEYOR / CONTACT:
WADE D. WAMRE, PLS
SHIVE-HATTERY, INC
316 SECOND ST. SE, SUITE 500
CEDAR RAPIDS, IA 52401
319-364-0227
wwamre@shive-hattery.com

ACQUISITION DESCRIPTION:

Part of Lot 2 and Lot 3, Hawkeye Communications First Addition to the City of Hiawatha, Linn County, Iowa more particularly described as follows:

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Said parcel contains 3,470 SQ. FT., subject to easements and restrictions of record.

PROFESSIONAL LAND SURVEYOR
WADE D. WAMRE, PLS
17565
IOWA

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.

(signature) 6/8/16 (date)

WADE D. WAMRE, PLS
License number: 17565
My license renewal date is December 31, 2016
Pages or sheets covered by this seal: _____

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
Iowa | Illinois | Indiana | Missouri
http://www.shive-hattery.com

ACQUISITION PLAT
PART OF LOT 2 & LOT 3, HAWKEYE COMMUNICATIONS FIRST ADDITION
TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA

DATE	2/5/2016	SCALE	1"=60'
DRAWN	cen	APPROVED	FIELD BOOK 1227
REFERENCE DRAWING			REVISION

PROJECT NO.
2151330

ISSUED FOR

DRAFT

Prepared/Return to City of Hiawatha, Kelly Kornegor, 101 Emmons Street Hiawatha, Iowa 52233, Phone: 319-393-1515

RESOLUTION NO. 16-
City Council

RESOLUTION ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF REAL ESTATE BY PAKAR MANAGEMENT, LLC
Portion of 97 North Center Point Road

WHEREAS, PAKAR Management, LLC, desire to convey a portion of certain real estate located at 97 North Center Point Road in the City of Hiawatha, and legally described in the Warranty Deed attached to this Resolution, and

WHEREAS, the City Council passed RESOLUTION #16-087 approving the purchase of a portion of property located at 97 North Center Point Road, owned by PAKAR Management, LLC, and legally described in the attached Exhibit "A", and

WHEREAS, the City Council finds the attached Warranty Deed and supporting documents including the Real Estate Transfer – Groundwater Hazard Statement to be in the best interest of the City and accepts the documents as presented, and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA accepting and placing on file the Warranty Deed for a portion of real estate as described in the Warranty Deed, conveyed to the City of Hiawatha, Iowa by PAKAR Management, LLC, and the City Clerk is hereby directed to record said Warranty Deed and other necessary documents with the Linn County Recorder's Office.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of June, 2016.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk

I, Kelly Kornegor, City Clerk of the City of Hiawatha, Iowa, do hereby certify that the within and foregoing Warranty Deed was duly approved and accepted by the City Council of the City of Hiawatha, by Resolution No. 16- and said resolution was passed and approved on the 15th day of June, 2016.

_____
Kelly Kornegor, City Clerk