

CCO FORM: RW22
Approved: 4/96 (RMH)
Revised: 7/07 (AR)
Modified:

ROUTE D
COUNTY Cass
EXCESS NO. E40529

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
SALES AGREEMENT**

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Seller") and the _____ (hereinafter, "Purchaser").

WITNESSETH:

WHEREAS, the Seller, in consideration of the terms and conditions hereinafter contained, hereby agrees to sell and convey to the Purchaser a tract of land lying situated and being in the County of Cass, State of Missouri, to wit:

A tract of land joining on the west line of Route D right of way and described as follows: Beginning at a point 495 feet north and 35 feet west of the southeast corner of the SW ¼ of the SW ¼ of Section 17, T44N, R33W; thence west 800 feet to a point; thence north 217.8 feet to a point; thence east 800 feet to a point on Route D right of way line 217.8 feet north of the beginning; thence south on said right of way line to the beginning; containing 4.0 acres of land.

WHEREAS, the Seller agrees to sell and convey the above-described property within ninety (90) days from the date hereof upon the prompt and full performance by the Purchaser.

NOW, THEREFORE, in consideration of these mutual covenants, the parties agree as follows:

(1) PURCHASE PRICE: _____ DOLLARS (\$_____) will be paid to the Seller as follows:

(A) Earnest Money: The Purchaser hereby tenders to the Seller, at the signing of this Agreement, a sum of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) as earnest money on the above-described property. This earnest money deposit is to be forfeited in case of default in the payment of the total purchase price and any special terms of this Agreement, as set forth below.

(B) Balance of Payment: The Purchaser agrees to pay the balance of said consideration by a cashier's check or money order for this sale upon final approval of the Agreement by the Seller and delivery of the executed deed to the Purchaser within the above specified ninety (90) day period for completing this transaction. The

_____ DOLLARS (\$ _____). If the sale is not approved by the Seller and the transaction is not closed within this ninety (90) day time limit, the entire Agreement shall become null and void and the earnest money deposit heretofore made to the Seller shall be returned to the Purchaser.

(2) UTILITIES RESERVATIONS: A utility clause will be included in the deed of conveyance if there are utilities on the property.

(3) CONVEYANCE: Conveyance will be by quitclaim deed releasing any and all interest the Seller has in the above-described property. It is incumbent upon purchasers to seek their own professional opinion as to the resulting state of the title. The Seller will not provide a commitment for title insurance, supplemental abstract or property survey. If the Purchaser desires to obtain a commitment for title insurance or a supplemental abstract, and if in so doing the Purchaser determines that the requirements for obtaining fee title are unsatisfactory, the Purchaser shall have thirty (30) days from date of signing this Agreement in which to advise the Seller in writing of the unsatisfactory requirements and void the contract. Purchaser will be responsible for payment of all fees associated with recording the conveyance documents.

(4) ENTIRE AGREEMENT; AMENDMENTS: This Agreement constitutes the entire agreement between the parties. Any change in this Agreement, whether by modification or supplementation, must be accompanied by a formal contract amendment signed and approved by the duly authorized representative of the Purchaser and the Seller.

(5) SELLER (COMMISSION) REPRESENTATIVE: The Commission's district engineer is designated as the Seller's representative for the purpose of administering the provisions of this Agreement.

(6) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the state of Missouri. The Purchaser shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(7) ASSIGNMENT: The Purchaser shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Seller.

(8) NONWAIVER: No delay or failure by either party to exercise or enforce any right hereunder, and no partial or single exercise of any such right, shall constitute a waiver of that or any other right, unless otherwise provided herein.

(9) EXTENSION OF CLOSING DATE: If both parties are in agreement, the time period for closing this transaction can be extended by attaching an "Addendum" specifying a new date for closing.

(10) APPROVAL OF COMMISSION: This sale is subject to the approval of the Commission and is not final until it has been approved by the Commission. Should the

Commission, in its discretion, not approve this transaction, this contract shall be null and void and the Purchaser's earnest money deposit shall be returned to the Purchaser within ninety (90) days of the consideration of the Agreement by the Commission.

IN WITNESS WHEREOF, the said parties herein have executed this Agreement on the _____ day of _____, 2008.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

By _____
Elizabeth A. Wright, PE
District Engineer

(BUYER)

By: _____

Address: _____

Telephone: _____

Date: _____

V. *(Use the following page for extension of closing date.)*

EXTENSION OF CLOSING DATE ADDENDUM

The undersigned agree that this Addendum shall become a part of the Sales Agreement executed on _____ between the State of Missouri, acting by and through the Missouri Highways and Transportation Commission, as Seller, and, _____, as Purchaser, for the property as set out in said Sales Agreement.

In addition to the provisions of the Sales Agreement, the parties agree that the date in which the Seller is to deliver an executed deed to the Purchaser is extended to _____.

Signed on _____, 20____,

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

By: _____

(Title)

Signed on _____, 20____,

Purchaser

