# CITY OF MASONVILLE

c/o CITY CLERK

MASONVILLE, IOWA 50654

I, Valda Schaul, City Clerk of the City of Masonville, Iowa, do hereby certify that the attached copies of Resolutions 92-4, 92-6, and 92-7 are true and exact copies of the records of the City Council of the City of Masonville, Iowa.

Valda Schaul

Valda Schaul, City Clerk

CITY SEAL MASONVILLE IOWA

CRAIG E. STARR NOTARIAL SEAL IOWA

Subscribed and Sworn to before me this 11 day of August, 1992.

Craig E Starr

Craig E. Starr, Notary

| | | |
|---|---|---|
| FILE No. 215-637 | FILED FOR RECORD THE 13 DAY OF | STATE OF IOWA, DELAWARE COUNTY |
| RECORDING FEE $ 35.00 | August, 19 92 AT 3:59 | Jane A. LLoyd, Recorder |
| TRANSFER FEE $ | O'CLOCK P M. BOOK 3 PAGE 143 | Misc, |

RESOLUTION 92-4

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASONVILLE, IOWA, that a public hearing is set for the 6th day of July, 1992, to be held in the City Hall in Masonville, Iowa commencing at 7:30 P.M. to consider the disposition of real property described as the south sixty-six (66.0) feet of Lot One Hundred Seventy-seven (177), and the South Sixty-six (66.0) feet of the West fifty one (51.0) feet of Lot One Hundred Seventy Eight (178), Masonville, Iowa, to Jonathan Routley.

BE IT FURTHER RESOLVED that the consideration for the property shall be one dollar ($1.00)and the City of Masonville, Iowa, will issue Quit Claim to Jonathan Routley all right, title, interest, estate, claim, and demand in said premises subject to the following conditions:

(a) Grantee agrees to convert the building upon said real estate to a habitable one-family dwelling residence at his sole expense;

(b) Grantee agrees to drill and establish a well of sufficient depth providing adequate water which would be suitable for said one-family dwelling residence at his sole expense;

(c) Grantee agrees to maintain the exterior appearance of the building presently located upon the real estate and to make the building and the grounds proper, presentable, safe, groomed, and well maintained at his sole expense;

(d) Grantee agrees to install a septic tank and all necessary leach fields, pursuant to the requirements of the State of Iowa and the Delaware County Health Officials at his sole expense;

(e) Grantee agrees that all construction, improvements, additions, and maintenance shall be performed pursuant to the guidelines of the Code of the State of Iowa and the City of Masonville and any nationally recognized building and electrical codes at his sole expense;

(f) Grantee agrees to perform all of the requirements of the Grantor within five hundred forty eight (548) days of the date of this conveyance;

(g) Grantee agrees to bring the adjoining building on Lot One Hundred Seventy Eight (178) to ground level so that the City of Masonville can dispose of it;

(h) Grantee agrees to pay all legal costs and all transfer costs connected with this real estate transaction including all costs of abstracting at his sole expense.

Grantee agrees and understands that if any of these conditions are not met, that title to said real estate shall revert to Grantor in fee simple and Grantee shall deliver a Quit Claim Deed to Grontor upon request of Grantor conveying all of his right, title, and interest in and to said real estate back to Grantor, including all improvements made.

Grantee agrees and understands that the restrictive covenants and requirements under this Quit Claim Deed are subject to the approval of the City Council of the City of Masonville, Iowa, and that upon inspection and approval of therequirements under this Quit Claim Deed, the City of Masonville, Iowa, by resolution, shall authorize delivery of an additional Quit Claim Deed which can be filed in the office of the Delaware County Recorder, Delaware County, Iowa, which shall be conclusive evidence of completion and approval of the requirements and restrictive covenants set forth herein and the filing of which will extinguish the Grantor's right of reversion.

BE IT FURTHER RESOLVED that the City Clerk of theCity of Masonville, Iowa, shall publish notice as required by section 362.3 of the Code of Iowa, in a newspaper having general circulation in the City of Masonville, Iowa, not less than four (4) or more than twenty (20) days before the July 6, 1992, meeting of the Masonville City Council.

This resolution shall be in force and effect upon its passage and approval.

PASSED AND APPROVED THIS 15th day of June, 1992.

Gale Resor

Gale Resor, Mayor

CITY SEAL MASONVILLE IOWA

ATTEST: Valda Schaul

Valda Schaul, City Clerk

The foregoing Resolution passed by the City Council of the City of Masonville, Iowa, on the 15th day of June, 1992, by the following vote:

AYES: Crouse, Decker, Duggan, Alden, Hentges

NAYS: None

I certify that the foregoing is a true and correct record of the City of Masonville, Iowa, on this 15th day of June, 1992.

Valda Schaul

Valda Schaul, City Clerk

CITY SEAL MASONVILLE IOWA

STATE OF IOWA, Delaware County-ss.

I, Larry K. Woellert, being duly sworn depose and say that I am publisher of The Manchester Press, a newspaper published weekly in Manchester, in said county, and that the Notice of Public Hearing to Dispose of Real Property In case of City of Masonville

a copy of which is hereto attached, was published in said newspaper for 1 weeks consecutively; the first publication having been made on the 30 day of June A.D. 19 92, and the last on the _____ day of _____ A.D. 19____

Publication fee, $ 35.26

Larry K. Woellert

Subscribed by Larry K. Woellert and by him sworn to before me, a notary public in and of Delaware County, Iowa this 10 day of July A.D. 19 92

Witness my hand and seal the date last above written.

Iowa

Donna Lucker Notary Public

NOTARIA

NOTICE OF PUBLIC HEARING TO
DISPOSE OF REAL PROPERTY IN
THE CITY OF MASONVILLE

You are hereby notified that a public hearing will be held by the City Council of the City of Masonville, Iowa, at 7:30p.m. on the 6th day of July, 1992, in the Masonville City Hall, on whether the City should sell the following described real estate to Jonathan Routley for $1.00, and subject to all conditions listed here in. The real estate is as follows:

The South sixty-six (66) feet of Lot One Hundred Seventy-seven (177), and the South Sixty-six (66) feet of the West fifty one (51) feet of Lot One Hundred Seventy Eight (178), Masonville, Delaware County, Iowa according to the original plat there of.

The City of Masonville, Iowa shall sell property by Quit Claim Deed with no completed abstracts of title to Jonathan Routley for the purpose and under the following conditions:

(a) Grantee agrees to convert the building upon said real estate to a habitable one-family dwelling residence at his sole expense;

(b) Grantee agrees to drill and establish a well of sufficient depth providing adequate water which would be suitable for said one-family dwelling residence at his sole expense;

(c) Grantee agrees to maintain the exterior appearance of the building presently located upon the real estate and to make the building and the grounds proper, presentable, safe, groomed, and well maintained at his sole expense;

(d) Grantee agrees to install a septic tank and all necessary leach fields, pursuant to the requirements of the State of Iowa and the Delaware County Health Officials at his sole expense;

(e) Grantee agrees that all construction, improvements, additions, and maintenance shall be performed pursuant to the guidelines of the Code of the State of Iowa and the City of Masonville and any nationally recognized building and electrical codes at his sole expense;

(f) Grantee agrees to perform all of the requirements of the Grantor within five hundred forty eight (548) days of the date of conveyance;

(g) Grantee agrees to bring the adjoining building on Lot One Hundred Seventy Eight (178) to ground level so that the City of Masonville can dispose of it;

(h) Grantee agrees to pay all legal costs and all transfer costs connected with this real estate transaction including all costs of abstracting at his sole expense;

(i) Grantee agrees and understands that if any of these conditions are not met, that title to said real estate shall revert to Grantor in fee simple and Grantee shall deliver a Quit Claim Deed to Grantor upon request of Grantor conveying all of his right, title, and interest in and to said real estate back to Grantor, including all improvements made;

(j) Grantee agrees and understands that the restrictive convenants and requirements under this Quit Claim Deed are subject to the approval of the City Council of the City of Masonville, Iowa, and that upon inspection and approval of the requirements under this Quit Claim Deed, the City of Masonville, Iowa, by resolution, shall authorize delivery of an additional Quit Claim Deed which can be filed in the office of the Delaware County Recorder, Delaware County, Iowa, which shall be conclusive evidence of completion and approval of the requirements and restrictive covenants set forth herein and the filing of which will extinguish the Grantor's right of reversion.

(k) Consideration of real estate shall be paid to the City of Masonville, Iowa by Jonathan Routley prior to delivery of the Deed of Conveyance.

Any or all persons desiring to give testimony or to present other evidence with respect to the sale of said described property may appear at said hearing to be held at 7:30p.m. on the 6th day of July, 1992, at the Masonville City Hall.

Valda Schaul,
City Clerk

6/30/92

P16

RESOLUTION 92-6

RESOLUTION DIRECTING THE SALE OF AN INTEREST IN REAL PROPERTY FOLLOWING THE PUBLIC HEARING.

BE, AND IT HEREBY IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASONVILLE, IOWA:

1. That the City Council of the City of Masonville, Iowa, intends to sell an interest in real property following public hearing, described as follows:

> South sixty-six (66) feet of Lot One Hundred Seventy-seven (177), and the South Sixty-Six (66) feet of the West fifty one (51) feet of Lot One Hundred Seventy Eight (178) of the original plat of the Town of Masonville, Delaware County, Iowa.

2. The purpose of the sale is based upon the purchaser's agreement to the proposed use of the property for the establishment of a habitable one-family dwelling residence by converting the existing building.

3. That the above-described real estate is no longer needed for use of the public, and therefore, its maintenance at public expense is no longer justified.

4. That the City Council proposes to make sale and deliver Quit Claim Deed in exchange for payment of $1.00 and the agreement to all restrictive covenants listed in Resolution # 92-4 and in the Quit Claim Deed.

5. That the City of Masonville shall convey by Quit Claim Deed with no abstract.

6. That the proposed sale of the real estate is to Jonathan Routley.

7. That the public hearing on the proposed sale of interest in the real property shall be held July 6, 1992 at 7:30 P.M. at the Masonville City Hall and the City Clerk has been directed to publish notice in a newspaper having a general circulation in the City of Masonville, Iowa, not less than four nor more than twenty days before said public hearing as scheduled herein by the City Council at which the propsed sale will be considered.

This resolution shall be in force and effect upon its passage and approval.

PASSED AND APPROVED THIS 6th DAY OF JULY, 1992.

Gale Resor

Gale Resor, Mayor

CITY MASONVILLE SEAL

ATTEST: Valda Schaul

Valda Schaul, City Clerk

cont. Book 3, Page 143

RESOLUTION 92-6 cont.

The foregoing Resolution passed by the City Council of the City of Masonville, Iowa, on the 6th day of July, 1992, by the following vote:

| AYE: | NAY: |
|---|---|
| Alma Crouse | |
| Opal Locke | |
| Dick Hentges | |
| Tom Duggan | |
| | |

I, Valda Schaul, City Clerk of Masonville, Iowa, do hereby certify that the foregoing is a true and correct record of the City of Masonville, Iowa, on this 6th day of July, 1992.

Valda Schaul

Valda Schaul, City Clerk

CITY MASONVILLE IOWA SEAL

RESOLUTION 92-7

RESOLUTION DIRECTING THE SALE OF AN INTEREST IN REAL PROPERTY AND DELIVERY OF QUIT CLAIM DEED.

BE, AND IT HEREBY IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASONVILLE, IOWA:

The City of Masonville, Iowa, does hereby sell the following described real estate to Jonathan Routley for $1.00 and the agreement to all restrictive covenants listed in Resolution #92-4 and on the Quit Claim Deed:

> The South sixty-six (66) feet of Lot One Hundred Seventy-seven (177), and the South Sixty-Six (66) feet of the West fifty one (51) feet of Lot One Hundred Seventy-Eight (178) of the original plat of the Town of Masonville, Delaware County, Iowa

The Mayor and the City Clerk, upon receipt of the consideration set forth herein, are authorized to execute and deliver Quit Claim Deed to Jonathan Routley on behalf of the City of Masonville, Iowa.

The Deed shall be delivered thirty (30) days after the date of this Resolution unless an appeal on this action has been made to District Court. Action on this Resolution shall be final upon the purchaser of the property giving evidence to th City Clerk that the Deed has been recorded, and such fact to be noted on the official record of this Resolution

The City of Masonville, Iowa, will provide a Quit Claim Deed to the purchaser, Jonathan Routley, but will not furnish completed abstracts of title for the property.

This Resolution shall be in force and effect upon its passage and approval.

PASSED AND APPROVED THIS 6th DAY OF JULY, 1992.

Gale Resor

Gale Resor, Mayor

CITY SEAL MASONVILLE IOWA

ATTEST: Valda Schaul

Valda Schaul, City Clerk

The foregoing Resolution passed by the City Council of the City of Masonville, Iowa, on the 6th day of July, 1992, by the following vote:

AYE Opal Hicks, Herb Hentges, Alma Crouse, Tom Duggan NAY _____

I, Valda Schaul, City Clerk of Masonville, Iowa, do hereby certify that the foregoing is a true and correct record of the City of Masonville, Iowa, on this 6th day of July, 1992.

CITY SEAL MASONVILLE IOWA

Valda Schaul

Valda Schaul, City Clerk

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215-637
DELAWARE COUNTY IOWA
FILED

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BOOK 3 PAGE 143
RECORDER

$35.00

CITY OF MASONVILLE

TO

PUBLIC OF DELAWARE
COUNTY

✓

City of Masonville
% Valda Schaul
RR 1, Box 24
Masonville, IA 50654