Recorded: 5/15/2018 at 9:15:48.0 AM
Fee Amount: $27.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1292

Prepared by & Return to: Erin Learn, City of Manchester, 208 E. Main St., Manchester, Iowa 52057, Phone: (563)927-3636

AFFIDAVIT RE: DISPOSAL OF CITY PROPERTY

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

IN RE: Parcel of Land; in the Ballard Subdivision, Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of a Warranty Deed recorded in Book 49, Page 176 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence along 453.00 feet, foot Radius curve concave Northeasterly 247.51 feet, (said curve having a Long Chord of South 36°26'49" East, 244.44 feet); to the North Line of Lot 2 of Ballard Subdivision Recorded in Book 1, Page 120 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence South 88°01'50" West, 15.90 feet along said Line to the East Line of a Quit Claim Deed Recorded in Book 2010, Page on file at the Delaware County Recorder's office in Manchester, Iowa; Thence North 41°17'38" West, 192.66 feet along said Line to the East Right-of-Way Line of North River Street; Thence North 02°23'18" West, 52.47 feet along said Line to the Point of Beginning. Containing 0.05 Acres. Subject to Easements of Record

I, Erin Learn, first being duly sworn, on oath, state:

1. That I am City Clerk of the City of Manchester, Iowa.

2. That I caused to be published a Notice of Public Hearing on the Proposed Sale of City Property for the above described property in the City of Manchester, Iowa, on April 25th, 2018, in The Manchester Press and attached hereto is a copy of the proof of publication.

3. That also attached is a copy of Resolution R-063-2018 passed by the City Council on May 14, 2018, which directs the sale of said property.

4. That the above items are a part of the public records in my custody as City Clerk and that all above mentioned resolutions and motions have been approved by the City Council of the City of Manchester, Iowa.

Dated this 15th day of May, 2018.

Erin Learn

Erin Learn, City Clerk

CITY OF MANCHESTER
CITY SEAL
MANCHESTER, IOWA

Subscribed and sworn to before me, a Notary Public, by Erin Learn this 15th day of May, 2018.

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020

STATE OF IOWA
DUBUQUE COUNTY SS:

CERTIFICATE OF PUBLICATION

I, Tiffany Lott, of Woodward Communications, Inc., an Iowa corporation, publisher of the Manchester Press, a newspaper of general circulation published in the City of Manchester, County of Delaware and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates 4-25, 20 18, and for which the charge is $ 24.02.

T Lott

Subscribed to before me, a Notary Public in and for Delaware County, Iowa, this 30th day of April 20 18.

KIMBERLY RONNEBAUM
Commission Number 784454
My Commission Expires
12-04-20

Kimberly Ronnebaum

Notary Public in and for
Delaware County, Iowa

NOTICE OF PUBLIC HEARING ON THE PROPOSED SALE OF CITY PROPERTY

The City Council of the City of Manchester, Iowa, will hold a Public Hearing at the City Council Chambers, 204 East Main Street, Manchester, Iowa, at 5:00pm on May 14th, 2018, for the purpose of hearing public comment on the proposed sale of the following described property:

Parcel of Land; in the Ballard Subdivision, Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of a Warranty Deed recorded in Book 49, Page 176 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence along 453.00 feet, foot Radius curve concave Northeasterly 247.51 feet, (said curve having a Long Chord of South 36°26'49" East, 244.44 feet); to the North Line of Lot 2 of Ballard Subdivision Recorded in Book 1, Page 120 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence South 88°01'50" West, 15.90 feet along said Line to the East Line of a Quit Claim Deed Recorded in Book 2010, Page on file at the Delaware County Recorder's office in Manchester, Iowa; Thence North 41°17'38" West, 192.66 feet along said Line to the East Right-of-Way Line of North River Street; Thence North 02°23'18" West, 52.47 feet along said Line to the Point of Beginning. Containing 0.05 Acres. Subject to Easements of Record.

Any or all persons desiring to give testimony or to present other evidence with respect to the sale of said property may appear at said time and place and be heard or may file written comments with the City Clerk prior to the hearing.

Erin Leam, City Clerk
4-25

RESOLUTION R-063-2018

RESOLUTION APPROVING THE SALE OF CERTAIN REAL ESTATE

Whereas, the City of Manchester is the owner of real estate described as:

> Parcel of Land; in the Ballard Subdivision, Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of a Warranty Deed recorded in Book 49, Page 176 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence along 453.00 feet, foot Radius curve concave Northeasterly 247.51 feet, (said curve having a Long Chord of South 36°26'49" East, 244.44 feet); to the North Line of Lot 2 of Ballard Subdivision Recorded in Book 1, Page 120 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence South 88°01'50" West, 15.90 feet along said Line to the East Line of a Quit Claim Deed Recorded in Book 2010, Page on file at the Delaware County Recorder's office in Manchester, Iowa; Thence North 41°17'38" West, 192.66 feet along said Line to the East Right-of-Way Line of North River Street; Thence North 02°23'18" West, 52.47 feet along said Line to the Point of Beginning. Containing 0.05 Acres. Subject to Easements of Record; and,

Whereas, the City Council of the City of Manchester has determined it is in the best interest of the City to sell that property, and,

Whereas, Iowa Code Section 364.7 requires that the City set forth its proposal in a resolution, publish notice, and hold a public hearing on said proposal; and,

Whereas, notice was published in The Manchester Press on April 25th, 2018, public hearing held on May 14th, 2018 on the proposed sale, and said resolution was passed at the council meeting May 14th, 2018.

Therefore, be it resolved as follows:

1. It is found that the City of Manchester has no present use or use in the foreseeable future for the land above described.

2. The Council sells the property to Randall L. Hahn.

3. That the City Clerk and Mayor are authorized to do all things necessary to complete the sale transfer of the following described real estate: Parcel of Land; in the Ballard Subdivision, Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of a Warranty Deed recorded in Book 49, Page 176 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence along 453.00 feet, foot Radius curve concave Northeasterly 247.51 feet, (said curve having a Long Chord of South 36°26'49" East, 244.44 feet); to the North Line of Lot 2 of Ballard Subdivision Recorded in Book 1, Page 120 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence South 88°01'50" West, 15.90 feet along said Line to the East Line of a Quit Claim Deed Recorded in Book 2010, Page on file at the Delaware County Recorder's office in Manchester, Iowa; Thence North 41°17'38" West, 192.66 feet along said Line to the East Right-of-Way Line of North River Street; Thence North 02°23'18" West, 52.47 feet along said Line to the Point of Beginning. Containing 0.05

Acres. Subject to Easements of Record, for a valuable consideration. And to in all ways necessary confirm the action of this Council.

Passed and approved May 14th, 2018.

Milt L. Kramer, Mayor

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA