Recorded: 9/18/2019 at 3:44:23.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.41
Combined Fee: $25.41
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2560

RECORD OF PROCEEDINGS FOR SALE OF REAL ESTATE
Recorder's Cover Sheet

Preparer Information:
James T. Peters, 309 1st St E, Independence, Iowa 50644
Phone: (319) 334-9992

Taxpayer Information:
Melvin & Pamela Campbell, P.O. Box 10, Ryan, IA 52330

Return Address:
James T. Peters, 309 1st St E, Independence, Iowa 50644

Grantors:
City Of Ryan, Iowa

Grantees:
Melvin Campbell and Pamela Campbell

Legal Description:
See Page 2

Document or instrument number if applicable:

RECORD OF PROCEEDINGS FOR SALE OF REAL ESTATE
CITY OF RYAN

Description of real estate: 716 Iowa Street, Ryan, IA.

That part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6) West of the Fifth Principal Meridian described as commencing at a point on the East line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) that is one hundred forty-five (145) feet North of the Southeast corner of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and running thence North eighty five (85) feet, thence West two hundred (200) feet, thence South eighty five (85) feet, thence East two hundred (200) feet to the point of beginning; also that part of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) described as commencing at a point on the East line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) that is one hundred sixty five (165) feet South of the center of Union Street in the Town of Ryan, Iowa, and running thence West two hundred (200) feet, thence South ninety one (91) feet, thence East two hundred (200) feet to the East line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence North ninety one (91) feet to the point of beginning.

The City Council for the City of Ryan, Iowa has taken action to dispose of its interest in the above described property.

In furtherance thereof the City has taken the following actions:

1. The City set a public hearing for the sale of the real estate to take place on the 5th day of August 2019 at 6:15 o'clock P.M.

2. Notice of the public hearing was published in the Manchester Press newspaper on the 24th day of July, 2019.

3. The City Council for the City of Ryan held a public hearing on the 5th day of August, 2019.

4. Following the public hearing, the City Council passed a resolution approving the sale of the above described real estate.

Dated this 5th day of September, 2019.

Natalie Duhr
City Clerk, City of Ryan

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 7-24, 20 19, and for which the charge is $ 26.45.

Tiffany Lott

Subscribed to before me, a Notary Public in and for Delaware County, Iowa, this 24th day of July 20 19.

KIMBERLY RONNEBAUM
Commission Number 784454
My Commission Expires

Kimberly Ronnebaum

Notary Public in and for
Delaware County, Iowa

NOTICE OF PUBLIC HEARING TO CONSIDER SALE/ DISPOSITION OF INTEREST IN REAL ESTATE CITY OF RYAN, IOWA

THE CITY COUNCIL for the City of Ryan, Iowa has set a public hearing for August 5, 2019 at 6:15 p.m. to take place at City Hall, Ryan, Iowa to consider sale of the following described property:

That part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at a point on the East line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) that is one hundred forty five (145) feet North of the Southeast corner of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and running thence North eighty five (85) feet, thence West two hundred (200) feet, thence South eighty five (85) feet, thence East two hundred (200) feet to the point of beginning; also that part of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) described as commencing at a point on the East line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) that is one hundred sixty five (165) feet South of the center of Union Street in the Town of Ryan, Iowa, and running thence West two hundred (200) feet, thence South ninety one (91) feet, thence East two hundred (200) feet to the East line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), thence North ninety one (91) feet to the point of beginning.

Locally known as: 716 Iowa Street, Ryan, IA.

NOTICE is hereby given that a public hearing shall take place at City Hall, City of Ryan, Iowa at 6:15 p.m. On August 5, 2019 to consider the disposition of the realestate.

Natalie Tucker Ryan City Clerk
7-24

RESOLUTION NO. 8-1-2019

RESOLUTION APPROVING SALE OF REAL ESTATE

WHEREAS, the City Council for the City of Ryan, Iowa, is considering the sale of real estate of to BUYER pursuant to Iowa Code §364.7.

WHEREAS, the City Council has determined that the City of Ryan, Iowa, would benefit by sale of the real estate described below for the following purpose(s): the property would be subject to development and increase municipal tax base.

WHEREAS, the City of Ryan, Iowa, is the owner of real estate described as: 716 Iowa Street, Ryan IA.

WHEREAS, a public hearing was held on the 5th day of August, 2019 at City Council Chambers, City Hall, Ryan, Iowa to consider the proposed sale of real estate.

WHEREAS, following the public hearing the City Council determined that sale of the property is in the best interests of the city, that the city has no reason to continue owning the above-described real estate.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Ryan, Iowa:

1. That the above-described property shall be sold to BUYER for the sum of $12,300.00. In addition, the buyer shall be responsible for all recording, publication, and attorney fees incurred by the City of Ryan, Iowa to give effect to this proposed sale. The transfer proposed by the City of Ryan, Iowa, shall be by quit claim deed.
2. That the quit claim deed is approved as to form, that the Mayor of the City of Ryan is authorized to execute said deed on behalf of the City, and to deliver the deed to the buyer upon receipt of the purchase price.

Passed and approved this 5th day of August, 2019

Mayor

ATTEST:

City Clerk