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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Affidavit Re: Disposition of Real Property
Type of Document

PREPARER INFORMATION: (name, address, phone number)

Winterset Community School District
P.O. Box 30
Winterset, IA 50273

TAXPAYER INFORMATION: (name and mailing address)

RETURN DOCUMENT TO: (name and mailing address)

Connor Wasson
Ahlers & Cooney, P.C.
100 Court Ave, Ste 600
Des Moines, IA 50309

GRANTOR: (name)

WCSD

GRANTEE: (name)

Hatch Dev LLC

LEGAL DESCRIPTION: (if applicable)

See page:

Document or instrument of associated documents previously recorded:
(if applicable)

AFFIDAVIT

RE: See Exhibit A

STATE OF IOWA)
) SS
COUNTY OF MADISON)

I, Cammy Leners, am the Secretary of the Board of Directors of the Winterset Community School District ("District") in the County of Madison, State of Iowa, and am authorized to make this Affidavit.

This Affidavit is furnished to show compliance by the District with Iowa Code Chapter 297 relative to the conveyance of an option to purchase certain property described herein ("Property") to Hatch Development Group LLC, or its permitted assigns.

I certify that attached are true and complete copies of:

1. Proof of Publication of Notice of Public Hearing published as required by Iowa Code Section 297.22.
2. Resolution approving conveyance of the interest in the Property.

WITNESS my hand hereto on October 7, 2019.

Cammy Leners
Cammy Leners, Board Secretary
Winterset Community School District

Subscribed and sworn to before me, a notary public in and for the State of Iowa, on this 7, October, 2019.

Stacy K Hilsabeck
Notary Public
Commission Expires: 10/13/2021



EXHIBIT A

Lots 1-8 in Block 32 in the Original Plat of Winterset, Madison County, Iowa.

01621046-1\17982-025

STATE OF IOWA
SS
MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was directly published in said paper.

for the period of 1 consecutive weeks, the last publication thereof being

on the 21 day of Aug 20 19

Susan R Smith

subscribed and sworn to before me this

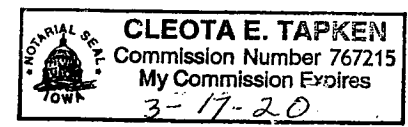
22 day of Aug 20 19

Cleota Tapken

NOTARY PUBLIC
In and for Madison County

BOARD OF DIRECTORS, WINTERSET
COMMUNITY SCHOOL DISTRICT
Carmy Lorenz
Secretary of the Board of Directors 52

22.40



**Notice of Public Hearing On
A Conveyance Of Real Property**
Notice is hereby given that the Board of Directors of the Winterset Community School District will hold a public hearing on the 9th day of September, 2019 at 5:00 p.m. in the District Administrative Office Board Room located at 110 W. Washington St., Winterset, IA 50273, on the conveyance of an interest in real property, pursuant to Iowa Code Sections 279.8 and 287.22. The property interest to be conveyed is an option to purchase real estate locally known as 110 W. Washington St., Winterset, IA 50273.
At the time and place set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the following:
Proposal to convey an option to purchase the real estate locally known as 110 W. Washington St., Winterset, IA to Hatch Development Group LLC for \$1,000,000 and other good and valuable consideration.
The proposal may be subject to conditions as may be stated either in the proposal, the Resolution of the Board of Directors of the Winterset Community School District, or documents entered into between the parties.
A copy of the proposal may be reviewed at the District administrative offices located at 110 W. Washington St., Winterset, IA 50273.
After the public hearing, the Board may make a final determination to accept or reject the proposal as submitted, or upon condition that certain terms be changed, or the Board may defer action on any or all of the proposals until a subsequent meeting.

Date: September 9, 2019

The Board of Directors of the Winterset Community School District ("District") met in open session, in the District Administrative Office Board Room located at 110 W. Washington St. Winterset, IA 50273, on the above date. There were present President Jeff Nicholl, in the chair, and the following Board Directors:

Brenda Clifton, James Baur, Kelly Cair

Absent:
Jared McDonald

The President announced that this was the time and place for the public hearing and meeting on the matter of the proposed conveyance of an interest in real property, and that notice of the proposed action had been published pursuant to the provisions of Section 297.22(1) of the Code of Iowa.

Inquiry was made whether any written objections had been filed by any resident or property owner of the District regarding the sale of such real property by the District. The Secretary stated that 2 written objections had been filed. Oral objections to the sale of real property were then called for and received and 2 were made. Whereupon, the President declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Date: September 9, 2019

The proposed action and the extent of objections thereto were then considered.

Director James Baur introduced the following Resolution and moved that it be adopted. Director Brenda Clifton seconded the motion to adopt. The roll was called and the vote was:

AYES: Kelly Cain, Brenda Clifton,

Jeff Nicholl, James Baur

NAYS: None

Whereupon, the President declared the resolution duly adopted as follows:

RESOLUTION FOR A CONVEYANCE OF REAL PROPERTY

WHEREAS, pursuant to notice published as required by law, the Board of Directors of the Winterset Community School District on the 9th day of September, 2019 held a hearing on the proposal to convey an interest in real property and the extent of objections received from residents or property owners as to said proposed transaction has been fully considered; and, accordingly the following action is now considered to be in the best interests of the District and residents thereof:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINTERSET COMMUNITY SCHOOL DISTRICT:

Section 1. That an option to purchase the real property described herein shall be conveyed by the District to Hatch Development Group LLC, or its permitted assigns, for \$1,000.00 and other good and valuable consideration. Conveyance by the District shall be by Option Agreement.


Section 2. The Board President and Secretary are authorized to sign all conveyance documents for the real property described herein.

Section 3. The Board President, Secretary, Superintendent, and administrative officers of the District are authorized to take all actions necessary to complete the above-described transaction, including execution of ancillary documents.

Section 4. The real property subject to the option is a portion of land locally known as 110 W. Washington St., Winterset, Iowa, and is legally described as follows:

PASSED AND APPROVED, this 9th day of September, 2019.

WINTERSET COMMUNITY SCHOOL
DISTRICT

By: 
Jeff Nicholl, President

ATTEST:


Cammy Leners, Secretary

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