



Document 2024 708

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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Conner L. Wasson, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-4403
Return To: City of Earlham, 140 S. Chestnut Avenue, Earlham, IA 50072
Taxpayer: City of Earlham, 140 S. Chestnut Avenue, Earlham, IA 50072

DEED WITHOUT WARRANTY

For the consideration of One Dollar and other valuable consideration, **Earlham Community School District** f/k/a Earlham Consolidated School (the "District") does hereby convey to **the City of Earlham, Iowa** (the "City") the following described real estate in Madison County, Iowa:

A PARCEL OF LAND LOCATED IN LOT 2 OF OUTLOTS TO ACADEMY ADDITION, AN OFFICIAL PLAT NOW INLCUDED IN AND FORMING A PART OF EARLHAM, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER BEING ALONG THE EAST RIGHT OF WAY LINE OF NW ELM STREET, THENCE NORTH 0°27'31" EAST, ALONG SAID RIGHT OF WAY, 183.26' FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°27'31" EAST, 74.80' FEET TO THE SOUTH RIGHT OF WAY LINE OF NW6TH STREET; THENCE NORTH 89°25'22" EAST, ALONG SAID RIGHT OF WAY, 77.44' FEET; THENCE SOUTH 0°05'06" WEST, 75.58' FEET; THENCE NORTH 89°59'55" WEST, 77.92' FEET TO THE POINT OF BEGINNING. CONTAINING 5,839 SQUARE FEET (0.13 ACRES) MORE OR LESS. PROPERTY SUBJECT TO ANY RESTRICTIONS OR EASEMENTS RECORDED OR UNRECORDED (the "Real Estate").

This transfer is exempt from transfer tax under Iowa Code Chapter 428A.2(6).

The District reserves to itself a right of first offer in the Real Estate. If the City elects to sell any portion of the Real Estate, the City shall first give the District written notice of such election to sell. The District shall have a period of 60 days from the receipt of any such notice within which to accept, in writing, the City's offer to convey the Real Estate at no consideration. If the City either receives a notice from the District that they do not desire to accept the Real Estate or the City does not receive any written acceptance of the offer from the District within said 60-day period, then the City may proceed to sell the Real Estate to any third party and, upon any such conveyance, the District right of first offer shall terminate.

Dated: March 20, 2024.

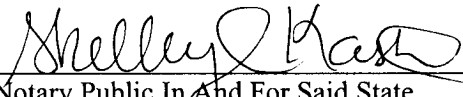
EARLHAM COMMUNITY SCHOOL DISTRICT

By: 
Joey Morrison, Board President

By: 
Jodi Stroud Board Secretary

STATE OF IOWA, COUNTY OF MADISON:

On March 20, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joey Morrison and Jodi Stroud, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Earlham Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.


Notary Public In And For Said State

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