

LISA SMITH, COUNTY RECORDER
MADISON IOWA

Mark Nitchals
City of Winterset
124 W. Court Avenue
Winterset IA 50273

CERTIFICATION

The undersigned, the duly appointed and acting City Administrator of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of the City Clerk of the City of Winterset, Iowa.

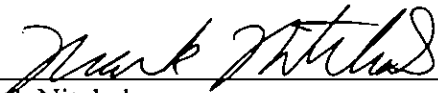
1. Resolution of City of Winterset, Iowa proposing to convey real estate and setting public hearing on the proposal;
2. Notice of Public Hearing on Proposal to Convey Real Estate by City of Winterset, Iowa;
3. Resolution Approving the Conveyance of Real Estate; and,
3. The Affidavit of Publication from the Winterset Madisonian.

The undersigned further certifies the Resolutions described above were duly passed by the Council and approved by the Mayor on the dates shown thereon.

The undersigned further certifies the Notice of Hearing was duly and timely published by the Winterset Madisonian in accordance with the Affidavit attached hereto.

Dated on this 30th day of September, 2008, at Winterset, Iowa.





 Mark Nitchals
 City Administrator
 City of Winterset, Iowa

RESOLUTION 2008-100

RESOLUTION OF CITY OF WINTERSET, IOWA
PROPOSING TO CONVEY REAL ESTATE AND
SETTING PUBLIC HEARING ON THE PROPOSAL

WHEREAS, the City proposes to dispose of and sell its interest in certain real estate, legally described as:

The North 40 feet of Lots 3 & 4, Block 2 of the Original Town of Winterset, Madison County, Iowa.

WHEREAS, the City proposes to convey the real estate to Randy Jordan upon the following terms and conditions: to convey legal title to the above described real estate by Quit Claim Deed with a reversion clause requiring that Randy Jordan complete the construction of a two unit townhouse building on said property within two years. The price for the sale of this real estate will be equal to the costs the City incurs in conveying the real estate for abstract fees, legal counsel, and legal publication costs.

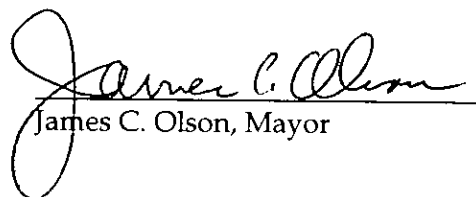
WHEREAS, Iowa Code Section 364.7 requires a public hearing be held on the proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Winterset, Iowa that proposal is hereby made to convey the above described real estate upon the terms and conditions above provided.

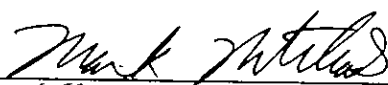
BE IT FURTHER RESOLVED that a public hearing before the City Council on this proposal shall be held on the 22nd day of September, 2008 at 7:00 o'clock p.m., at the City Hall in Winterset, Iowa.

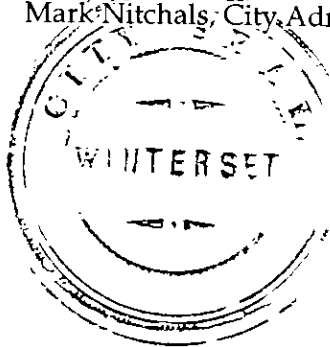
BE IT FURTHER RESOLVED that the City Administrator is hereby directed to cause public notice of this public hearing to be published as required by State law.

Passed and approved this 8th day of September 2008.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



NOTICE OF PUBLIC HEARING ON PROPOSAL TO CONVEY
REAL ESTATE BY CITY OF WINTERSET, IOWA

Public Notice is hereby given that a public hearing before the City Council of Winterset, Iowa will be held on the 22nd day of September, 2008, at 7:00 o'clock pm, at the City Hall, 124 W. Court Avenue in Winterset, Madison County, Iowa on the proposal by the City Council of Winterset, Iowa to convey real estate legally described as:

The North 40 feet of Lots 3 & 4, Block 2 of the Original Town of Winterset, Madison County, Iowa.

The City's proposal is to convey legal title to the above described real estate by Quit Claim Deed to Randy Jordan, with a reversion clause requiring that Randy Jordan complete the construction of a two unit townhouse building on said property within two years. The price for the sale of this real estate will be equal to the costs the City incurs in conveying the real estate for abstract fees, legal counsel, and legal publication costs.

Any interested person is invited to appear and be heard at the public hearing on the time, date and place described above to offer objections or comments to the City Council on the proposed conveyance, if any, you may have.

Mark Nitchals
City Administrator
City of Winterset, Iowa

RESOLUTION NO. 2008-101

RESOLUTION APPROVING THE CONVEYANCE OF REAL ESTATE

WHEREAS, the City Council of Winterset, Iowa has proposed the conveyance of the following described real estate:

The North 40 feet of Lots 3 & 4, Block 2 of the Original Town of Winterset, Madison County, Iowa

WHEREAS, the City Council has proposed to convey legal title of the above described real estate to Randy Jordan by Quit Claim Deed with a reversion clause requiring that Randy Jordan complete the construction of a two unit townhouse building on said property within two years. The price for the sale of this real estate will be equal to the costs the City incurs in conveying the real estate for abstract fees, legal counsel, and legal publication costs.

WHEREAS, the City Council has fixed notice of public hearing upon the proposed conveyance of real estate pursuant to Iowa Code Section 364.7;

WHEREAS, notice of the hearing has been published as provided by Iowa Code Section 362.3 in the Winterset Madisonian which is a newspaper published weekly and having general circulation in the City, not less than four (4) days nor more than twenty (20) days before the date of hearing as evidenced by the Affidavit of Publication from the Winterset Madisonian on file in the Office of the City Administrator;

WHEREAS, the public hearing has been held and all interested persons have been heard on the proposal,

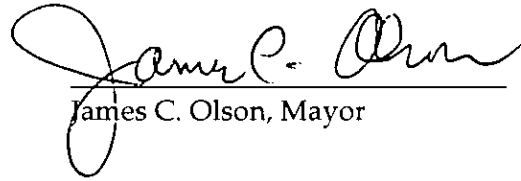
WHEREAS, the City Council now determines that the conveyance of the real estate above described should be approved in all respects as proposed.

NOW, THEREFORE, BE IT RESOLVED that the proposed conveyance of real estate described above be and is hereby approved in all respects as provided by the prior Resolution of the City Council of Winterset, Iowa.


BE IT FURTHER RESOLVED that the Mayor and City Administrator be and are hereby authorized and directed to take all necessary steps to complete this transaction including, but not limited to, the tender of a Quit Claim Deed to the Buyer.

BE IT FURTHER RESOLVED that the City Administrator shall file a true copy of these proceedings with the Madison County Recorder.

Passed by the City Council and approved by the Mayor on this 22nd day of
September, 2008.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



AFFIDAVIT OF PUBLICATION

TED GORMAN being duly sworn says he is publisher of 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 correctly published in said paper.

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

on the 17th day of September, 2008

Ted Gorman

Subscribed and sworn to before me this

18th day of September, 2008

Vickie L. Polk

NOTARY PUBLIC
in and for Madison County



Fee \$ 13.69

**NOTICE OF
PUBLIC HEARING**

On Proposal To Convey Real Estate By City Of Winterset, Iowa

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Mark Nitchals, City Administrator
City of Winterset, Iowa