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BOOK 2002 PAGE 5130

2002 OCT 18 AM 9:14

HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 15⁰⁰
AUD \$
R.M.F. \$

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

Prepared By: [✓]Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**CERTIFICATE RE: PROCEEDINGS
OF THE MADISON COUNTY BOARD OF SUPERVISORS**

STATE OF IOWA)
) SS
MADISON COUNTY)

I, Kay Billeter, state that I am the Secretary to the Board of Supervisors of Madison County, Iowa and that I have access to the Minute Book containing minutes of meetings held by the Board of Supervisors of Madison County, Iowa. I make this certificate concerning the following described real estate, to-wit:

Lots One (1) and Two (2) in Block Two (2) of the Original Town of East Peru, Madison County, Iowa,

AND

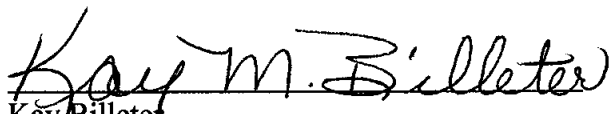
A tract in the Southeast corner of said Outlot Fifteen (15) described as follows: Commencing at the Northwest corner of Lot One (1) in Block Two (2) in the Original Plat of the Town of East Peru, Iowa and running thence North to intersect a line running East from a point 25 feet South of the Southeast corner of Lot Thirty-two (32), Peru Outlots, in Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11), thence East from said point of intersection a distance of 44 feet to the West line of the C.M. Hiatt property (now in name of Iowa State Telephone Corp./Continental Telephone of IA.), thence South to the Southwest corner of the C.M. Hiatt property (Iowa State Telephone Corp./Continental Telephone of IA.), thence East 88 feet to the East line of Outlot Fifteen (15), thence South to the Southeast corner of Outlot Fifteen (15), thence West to Place of Beginning.

I certify that the following proceedings were had by the Madison County Board of Supervisors with respect to the above described real estate:

1. Resolution no. SPV-1-94-60 adopted on January 18, 1994 proposing sale of the above described real estate on a sealed bid basis with bids to be received at the Board's office on or before 9:00 A.M. on January 25, 1994, and setting a public hearing on the proposal to sell and the opening of bids for January 25, 1994 at 11:00 A.M. at the Board's office.
2. Resolution nos. SPV-1-94-67(b) and SPV-1-94-67(d) adopted on January 25, 1994 approving the proposal to sell the above described real estate following public hearing on the proposal to sell. Minutes show no bids were received for said real estate.

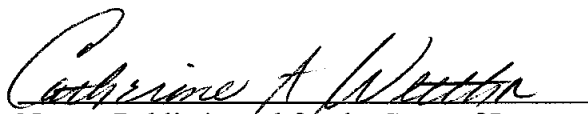
3. Execution of quit claim deed on June 21, 1994 and recorded on July 8, 1994 in Book 59, Page 395, in the Office of the Recorder of Madison County, Iowa conveying said real estate to Phillip Carl Stender and Melissa Ann Stender, husband and wife.
4. Attached hereto is proof of publication of the notice of public hearing on the proposal to sell said real estate.

Dated this 18 day of October, 2002.


Kay Billeter

Subscribed and sworn to before me and in my presence by the said Kay Billeter this 18 day of October, 2002.




Notary Public in and for the State of Iowa.

(SEAL)

AFFIDAVIT OF PUBLICATION

STATE OF IOWA
SS.
Madison County

TED GORMAN BEING DULY SWORN
SAYS HE IS PUBLISHER OF THE
WINTERSET MADISONIAN, a once weekly
newspaper 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 newspaper

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

on the 19 day of Jan, 1994

Ted Gorman

Subscribed and sworn to before me this

27 day of September, 2002

Shirley Lattig

NOTARY PUBLIC

In and for Madison County

PUBLIC NOTICE OF HEARING ON PROPOSED SALE OF PARCELS AND REQUEST FOR SEALED BIDS

TO: ALL INTERESTED PERSONS

You are hereby notified that Madison County has proposed a Resolution of the Board of Supervisors that parcels described as follows

Parcel #1 - Commencing at a point 16 rods East of the SW corner of the South Half (1/2) of the NW Qtr (1/4) of the NE Qtr (1/4) of Section ten (10), Twp Seventy-four (74) North Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, thence East on the South line of said South Half (1/2) of the NW Qtr (1/4), of NE Quarter (1/4), Section Ten (10), Nineteen (19) rods 4.6 feet, thence North 38' West Fifteen (15) rods 6.5 feet, thence North Fifteen (15) rods Ten (10) feet, thence North 49'45" East to a point intersecting North line of South Half (1/2) of NW Qtr (1/4) of the NE Qtr (1/4), Section Ten (18 rods 16.2 feet), thence West on said North line Twenty-four (24) rods 4.6 feet, thence South Forty (40) rods to the point of beginning, containing in all 3.38 acres, more or less. MINIMUM BID OF \$2,000.00.

Parcel #2 - A part of Outlot 15 of the NW 1/4 of the NE 1/4 described as follows: Commencing at the SW corner of said Outlot 15, running thence East along the South line of said Outlot 15 a distance of 115.5 feet to a point which is the NE Corner of Outlot 16 of said NW 1/4 of the NE 1/4, thence South 25 feet; thence East a distance of 16 1/2 feet to a point which is the NW Corner of Lot 1, in Block 2, of the Original Town of East Peru, Iowa, thence North 112 feet, thence East 44 feet, thence North to the North line of said Outlot 15, thence Northwesterly along the North Line of said Outlot 15 to the NW Corner thereof, thence South on the West Line of said Outlot 15 to the place of beginning; all of Section 11, in Township 74 North, Range 27, West of the 5th P.M., subject to roadways, Madison County, Iowa

AND

Lots One (1) and Two (2) in Block Two (2) in the Original Addition to the town of East Peru, Madison County, Iowa.

AND

A tract in the Southeast corner of Outlot 15 of Peru Outlots in the NW 1/4 NE 1/4 of Section 11, in the Township 74 North, Range 27, West of the 5th P.M., Iowa described as follows: Commencing at the Northwest corner of Lot 1 in Block 2 in the Original Plat of Town of East Peru, Iowa and running thence North to intersect a line running East from a point 25 feet south of the Southeast corner of Lot 32, Peru Outlots, in NE 1/4 of the NW 1/4 of said Section 11, thence East from said point of intersection a distance of 44 feet to the West line of the C.M. Hiatt property (now in the name of Iowa State Telephone Corp./ Continental Telephone of IA), thence South to the Southwest corner of the C.M. Hiatt property (Iowa State Telephone Corp./ Continental Telephone of IA), thence East 88 feet to the East line of Outlot 15, thence South to the SE corner of Outlot 15, thence West to Place of Beginning; being the same and identical premises as per deed recorded in Town Lot Deed Record 37, page 509, in the Office of the Recorder of Madison County, Iowa. MINIMUM BID OF \$250.00.

AND

Parcel #3 - The West Half (1/2) of Lots 3, 4, 5, 6, and 7 in Block Two (2) of the Original Town of East Peru, Madison County, Iowa MINIMUM BID OF \$250.00

AND

Parcel #4 - Lots 2, 3, & 4 Block 9 in Barney (Section 31, Township 74, Range 27, Madison County, Iowa). MINIMUM BID OF \$150.00

shall be sold be sealed bids.

A public hearing and sale by sealed bids shall be held on the proposed sale of parcels on the 25th day of January, 1994, at 11:00 o'clock A.M. before the Board of Supervisors at its office in the Madison County Courthouse in Winterset, Iowa, at which time any interested parties and citizen may appear to offer their comments and objections, if any to the proposed sales.

Sealed bids shall be received at the Office of the Board of Supervisors on January 25, 1994, by 9:00 o'clock A.M.

The terms and conditions of sale shall be:

a. Conveyance of sale shall be by quit claim deed with possession to the buyer after clearance of financial instrument is completed;

b. Full consideration shall be due and payable upon the date of the hearing.

c. The Board reserves the right to reject any or all bids.

Joan Welch, County Auditor

