

Document 2005 4249

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MICHELLE "MICKI" UTSLER, COUNTY RECO  
MADISON IOWA

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

**CERTIFICATION**  
**Recorder's Cover Sheet**

**Preparer's Information:**

Mark Nitchals; City of Winterset; 124 W. Court Avenue; Winterset, Iowa 50273

**Taxpayer Information: (Name and complete address)**

Catherine A. Croft  
422 N. 2<sup>nd</sup> Avenue  
Winterset, Iowa 50273

**Return Document to: (Name and complete address)**

Reynoldson Law Firm  
P.O. Box 199  
Osceola, Iowa 50213-0199

**Grantors:**

City of Winterset

**Grantees:**

Catherine A. Croft

**Legal Description:** See Page 2.

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

CERTIFICATION

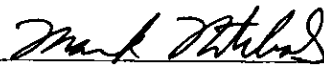
The undersigned, the duly appointed and acting City Administrator of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of Clerk of the City of Winterset, Iowa.

1. Resolution of City of Winterset, Iowa proposing to convey real estate and setting public hearing on the proposal;
2. Notice of Hearing on Proposed Conveyance of Real Estate by City of Winterset, Iowa;
3. Resolution Approving the Conveyance of Real Estate; and,
3. The Affidavit of Publication from the 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 does further certify that the Notice of Hearing was duly and timely published in the Madisonian, a newspaper of general circulation within the City of Winterset, Iowa, and Madison County, Iowa in accordance with the Affidavit attached hereto.

Dated on this 12th day of July, 2005, at Winterset, Iowa.

  
\_\_\_\_\_  
Mark Nitchals  
City Administrator  
City of Winterset, Iowa

RESOLUTION 2005-67

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

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

That part of vacated Vine Street lying adjacent to and immediately Southerly of Lots 5, 6, 7 & 8 in Block 3 of Wilsey's Addition to the City of Winterset, Iowa.

WHEREAS, the City proposes to convey title to the real estate upon the following terms and conditions: to convey legal title to the above described real estate by Quit Claim Deed to Catherine A. Croft.

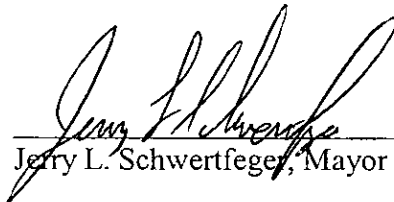
WHEREAS, Iowa Code Section 364.7 requires public notice be made on the proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Winterset, Iowa that proposal is hereby made to convey to 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 20th day of June 2005 at 7:00 o'clock p.m., at the City Hall in Winterset, Iowa.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized and directed to give notice of such public hearing as by law required.

Passed and approved this 6th day of June 2005.

  
\_\_\_\_\_  
Jerry L. Schwertfege, Mayor

ATTEST:

  
\_\_\_\_\_  
Mark Nitchals, City Administrator

NOTICE OF HEARING ON PROPOSED CONVEYANCE  
OF REAL ESTATE BY CITY OF WINTERSSET, IOWA

YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of Winterset, Iowa will be held on the 20th day of June 2005, 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 the real estate legally described as:

That part of vacated Vine Street lying adjacent to and immediately Southerly of Lots 5, 6, 7 & 8 in Block 3 of Wilsey's Addition to the City of Winterset, Iowa.

to the adjoining property owner, Catherine A. Croft, upon the following terms and conditions: convey legal title to the above described real estate by Quit Claim Deed.

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 2005-70

RESOLUTION APPROVING THE CONVEYANCE OF REAL ESTATE

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

That part of vacated Vine Street lying adjacent to and immediately Southerly of Lots 5, 6, 7 & 8 in Block 3 of Wilsey's Addition to the City of Winterset, Iowa.

WHEREAS, the City Council has proposed to convey the above described real estate upon the following terms and conditions: to convey legal title to the above described real estate by Quit Claim Deed to Catherine A. Croft.

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 timely published as provided by Iowa Code Section 362.3 in the Winterset Madisonian, a newspaper published weekly and having general circulation in the City, as evidenced by the Affidavit of Publication from the 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,

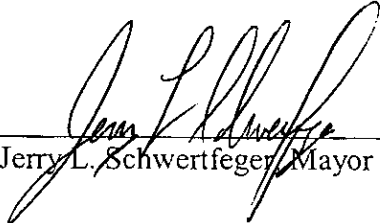
NOW, THEREFORE, BE IT RESOLVED that the proposed conveyance of real estate described above be and is hereby approved in all respects as provided by the prior Resolution of the City Council of Winterset, Iowa.

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.

Passed and approved on this 20th day of June, 2005.

ATTEST:

  
\_\_\_\_\_  
Mark Nitchals, City Administrator

  
\_\_\_\_\_  
Jerry L. Schwertfeger, Mayor

STATE OF IOWA  
SS.  
Madison County

**AFFIDAVIT OF PUBLICATION**

**NOTICE OF HEARING ON PROPOSED  
CONVEYANCE OF REAL ESTATE BY  
CITY OF WINTERSET, IOWA**

YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of Winterset, Iowa will be held on the 20th day of June 2005, 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 the real estate legally described as:

That part of vacated Vine Street lying adjacent to and immediately Southerly of Lots 5, 6, 7 & 8 in Block 3 of Wilsey's Addition to the City of Winterset, Iowa, to the adjoining property owner, Catherine A. Croft, upon the following terms and conditions: convey legal title to the above described real estate by Quit-Claim Deed.

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 55

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 One consecutive weeks, the last publication thereof being

on the 15<sup>th</sup> day of June, 20 05.

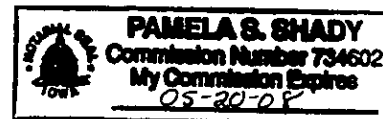
Ted Gorman

Subscribed and sworn to before me this

16<sup>th</sup> day of June, 20 05.

Pamela S. Shady

NOTARY PUBLIC  
in and for Madison County



Fee \$ 12.65