

Document 2006 1743

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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RECORDED	<input checked="" type="checkbox"/>
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✓ Prepared by: Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731

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**AFFIDAVIT**

STATE OF IOWA :  
: ss  
MADISON COUNTY :

I, Denise Sprague, being first duly sworn on oath state that I am the City Clerk of the City of St. Charles, Madison County, Iowa. I further state this affidavit concerns the chain of title to the following described real estate:

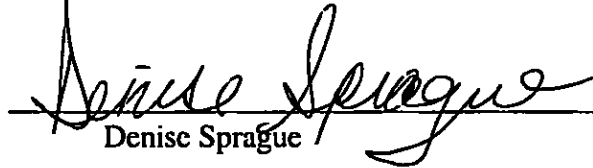
Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.718 Acres, as shown in Plat of Survey filed on March 25, 1993, in Town Plat Book 2, Page 173, in the Office of the Recorder of Madison County, Iowa.

AND


Parcel "S" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.1848 Acres, as shown in Plat of Survey filed on December 14, 2005, in Book 2005, Page 5979, in the Office of the Recorder of Madison County, Iowa

I further state that attached hereto is a Resolution passed and adopted by the City Council of the

City of St. Charles, Iowa, on the 1<sup>st</sup> day of May, 2006.

  
Denise Sprague

Subscribed and sworn to before me on this 2<sup>nd</sup> day of May, 2006

  
Notary Public in and for the State of Iowa



**RESOLUTION**  
No. **A5-2006**

WHEREAS Farmers & Merchants State Bank of Winterset, Iowa, has acquired the following described real estate:

Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.718 Acres, as shown in Plat of Survey filed on March 25, 1993, in Town Plat Book 2, Page 173, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "S" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., City of St. Charles, Madison County, Iowa, containing 0.1848 Acres, as shown in Plat of Survey filed on December 14, 2005, in Book 2005, Page 5979, in the Office of the Recorder of Madison County, Iowa

from Steven W. Downs and Kimberly S. Downs, husband and wife.

WHEREAS a deed was executed, delivered and recorded in the Madison County Recorder's Office to the State of Iowa dated December 11, 1957, and filed December 17, 1957, in Deed Record 88, Page 547 of the Recorder's Office of Madison County, Iowa, in which the grantors in said deed conveyed real estate to the State of Iowa for highway purposes and relinquished all rights of direct access between Primary Road #251 and grantor's remaining property except a residential entrance on the North side for residence purposes.

WHEREAS Farmers & Merchants State Bank desires to construct a bank on the real estate which it has acquired from Downs.

WHEREAS the City desires to grant Farmers & Merchants State Bank necessary access to and from said real estate for commercial purposes for the use of said real estate to construct a bank.

WHEREAS Highway 251 is now known as Main Street in the City of St. Charles,  
Madison County, Iowa.

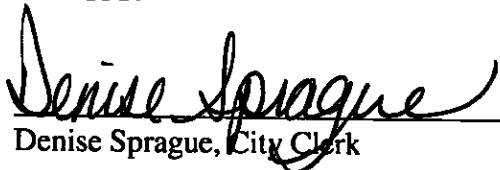
BE IT RESOLVED by the City Council of the City of St. Charles, Iowa:

Farmers & Merchants State Bank is hereby authorized to construct and use any necessary  
commercial entrances that Farmers & Merchants State Bank deems necessary to and from  
Main Street to be used in connection with the operation of a bank on the real estate that  
Farmers & Merchants State Bank acquired from Steven W. Downs and Kimberly S.  
Downs.

CITY OF ST. CHARLES, IOWA

By   
Joan Brown, Mayor

ATTEST:

  
Denise Sprague, City Clerk