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HELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Mark Nitchals 101 E. Jefferson Winterset, IA 50273 (515)462-1422
Name Street Address City Phone

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.

1. Resolution of City of Winterset, Iowa proposing to sell real estate and setting public hearing on the proposal;
2. Notice of Hearing on Proposed Sale of Real Estate by City of Winterset, Iowa;
3. Resolution Approving the Sale of Real Estate; and,
4. The Affidavit of Publication from the Madisonian, a weekly newspaper of general circulation within the City of Winterset, Madison County, Iowa.

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 Madisonian in accordance with the Affidavit attached hereto.



Mark Nitchals
Mark J. Nitchals, City Administrator
City of Winterset, Iowa

RESOLUTION 99-82

RESOLUTION PROPOSING TO SELL REAL ESTATE
AND SETTING PUBLIC HEARING ON THE PROPOSAL

WHEREAS, the City has purchased and renovated the following described real estate as part of its Low and Moderate Income Housing Program;

WHEREAS, the City now proposes to dispose of its interest in this real estate;

WHEREAS, the real estate is legally described as:

Lot One (1) in Mill Addition to the Original Town of Winterset,
Madison County, Iowa,

WHEREAS, the City proposes to sell the real estate upon the following terms and conditions:

The City will list this real estate on an open, non-exclusive listing agreement through Iowa Realty with a price of seventy-five thousand dollars (\$75,000.00) for sale "AS IS" to a Buyer who is purchasing the premises as their personal residence and is a "First Time Home Buyer." A First Time Home Buyer is any person whose income is within the low-moderate income guidelines for Madison County, Iowa as published by the United States Department of Housing and Urban Development most recent available year and who has not owned a personal residence within the twenty-four (24) months last past. The Buyer must also meet the lending requirements for a purchase money loan from the commercial lending institution selected by the Buyer. Possession will be delivered to the Buyer upon final closing of the transaction.

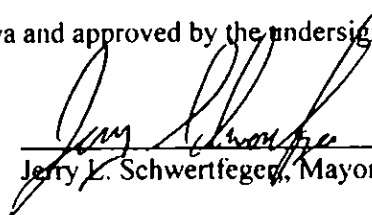
WHEREAS, Iowa Code Section 364.7 requires public notice be made on the proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Winterset, Iowa that proposal is hereby made to sell 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 7th day of September, 1999 at 8:00 o'clock p.m., Central Daylight Savings Time, at the City Hall in Winterset, Iowa.

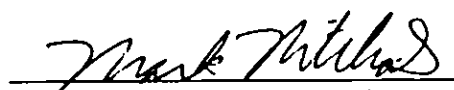
BE IT FURTHER RESOLVED that the City Administrator be and is hereby authorized and directed to give notice of such public hearing as by law required.

PASSED by the City Council of Winterset, Iowa and approved by the undersigned on this 16th day of August, 1999.



Jerry L. Schwertfeger, Mayor

ATTEST:



Mark J. Nitchals, City Administrator



NOTICE OF HEARING ON PROPOSED SALE OF REAL ESTATE

BY CITY OF WINTERSET, IOWA

TO: ANY INTERESTED PERSON

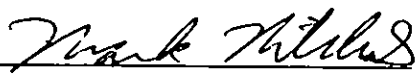
YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of Winterset, Iowa will be held on the 7th day of September, 1999, at 8:00 o'clock p.m., Central Daylight Savings Time, at the City Hall in Winterset, Madison County, Iowa on the by proposal the City Council of Winterset, Iowa to sell the real estate legally described as:

Lot One (1) in Mill Addition to the Original Town of Winterset, Madison County, Iowa,

upon the following terms and conditions:

The City will list this real estate on an open, non-exclusive listing agreement through Iowa Realty with a price of seventy-five thousand dollars (\$75,000.00) for sale "AS IS" to a Buyer who is purchasing the premises as their personal residence and is a "First Time Home Buyer." A First Time Home Buyer is any person whose income is within the low-moderate income guidelines for Madison County, Iowa as published by the United States Department of Housing and Urban Development for the most recent available year and who has not owned a personal residence within the twenty-four (24) months last past. The Buyer must also meet the lending requirements for a purchase money loan from the commercial lending institution selected by the Buyer. Possession will be delivered to the Buyer upon final closing of the transaction.

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 sale, if any, you may have.


Mark J. Nitchals, City Administrator
City of Winterset, Iowa

RESOLUTION 99-90

RESOLUTION APPROVING THE SALE OF REAL ESTATE

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

Lot One (1) in Mill Addition to the Original Town of Winterset, Madison County, Iowa.

WHEREAS, the City Council has proposed to sale the above described real estate upon the following terms and conditions:

The City will list this real estate on an open, non-exclusive listing agreement through Iowa Realty with a price of seventy-five thousand dollars (\$75,000.00) for sale "AS IS" to a Buyer who is purchasing the premises as their personal residence and is a "First Time Home Buyer". A First Time Home Buyer is any person whose income is within the low-moderate income guidelines for Madison County, Iowa as published by the United States Department of Housing and Urban Development for the most recent available year and who has not owned a personal residence within the twenty-four (24) months last past. The Buyer must also meet the lending requirements for a purchase money loan from the commercial lending institution selected by the Buyer. Possession will be delivered to the Buyer upon final closing of the transaction.

WHEREAS, the City Council has fixed notice of public hearing upon the proposed sale 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 Madisonian which is a newspaper published weekly and having general circulation in the City, at least four (4) days nor more than twenty (20) days before the date of hearing as evidenced by the Affidavit of Publication from the Madisonian on file in the Office of the City Administrator;

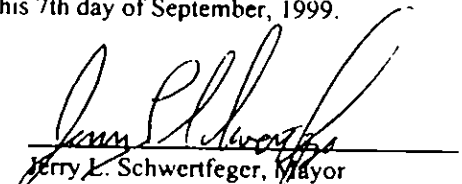
WHEREAS, the public hearing has been held and all interested persons have been heard on the proposal,

WHEREAS, the City Council now determines that the sale of the real estate above described should be approved in all respects as proposed, except to delete the words "through Iowa Realty".

NOW, THEREFORE, BE IT RESOLVED that the proposed sale 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, except to delete the words "through Iowa Realty".

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 7th day of September, 1999.


Jerry L. Schwertfeger, Mayor

ATTEST:


Mark Nitchals, City Administrator

STATE OF IOWA
SS.
Madison County

**NOTICE OF HEARING
On Proposed Sale Of Real Estate
By City Of Winterset, Iowa**

TO ANY INTERESTED PERSON

YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of Winterset, Iowa will be held on the 7th day of September, 1999, at 8:00 o'clock p.m., Central Daylight Savings Time, at the City Hall in Winterset, Madison County, Iowa on the by proposal the City Council of Winterset, Iowa to sell the real estate legally described as:

Lot One (1) in Mill Addition to the Original Town of Winterset,
Madison County, Iowa,

upon the following terms and conditions:

The City will list this real estate on an open, non-exclusive listing agreement through Iowa Realty with a price of seventy-five thousand dollars (\$75,000.00) for sale "AS IS" to a Buyer who is purchasing the premises as their personal residence and is a "First Time Home Buyer." A First Time Home Buyer is any person whose income is within the low-moderate income guidelines for Madison County, Iowa as published by the United States Department of Housing and Urban Development for the most recent available year and who has not owned a personal residence within the twenty-four (24) months last past. The Buyer must also meet the lending requirements for a purchase money loan from the commercial lending institution selected by the Buyer. Possession will be delivered to the Buyer upon final closing of the transaction.

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 sale, if any, you may have.

Mark J. Nitchals, City Administrator
City of Winterset, Iowa

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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 1st day of September 1999.

Ted Gorman

Subscribed and sworn to before me this
1st day of September, 1999

Raye De Lynne Cook

NOTARY PUBLIC
In and for Madison County

Fee \$ 18.85

