

REC \$ 20.00
AUD \$ _____
R.M.F. \$ 1.00

FILED NO. 3956

BOOK 45 PAGE 20

98 APR 14 PM 2: 12

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

CERTIFICATION

STATE OF IOWA :
: SS
MADISON COUNTY :

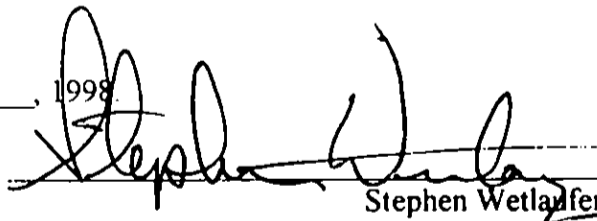
COMPUTER ✓
RECORDED ✓
COMPARED ✓

I, Stephen Wetlaufer, being first duly sworn on oath, state that I am the secretary of the Board of Directors of Winterset Community School District. I further state that the Board of Directors of the Winterset Community School District passed a Resolution attached hereto and marked Exhibit "A" proposing to sell certain real estate. A notice of public hearing was published as provided by law and is attached hereto and marked Exhibit "B". Said notice was published in the Winterset Madisonian on the 28TH day of JANUARY, 1998, and hearing was held on said proposal on the 9th day of February, 1998. Sealed bids were received by the Winterset Community School District as set forth in said Resolution and Notice. On March 9, 1998, the Board, by motion, accepted the sealed bid received from H & H Investments, to sell it the following described real estate:

The North 26'4" of the S½ of Lot 1, and the E 22' of the North 26'4" of the S½ of Lot 2, Block 17 of the original town of Winterset, Madison County, Iowa,

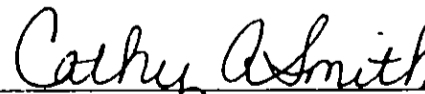
for the price of \$13,500.

Dated this 3RD day of APRIL, 1998.


Stephen Wetlaufer

Subscribed and sworn to before me by Stephen Wetlaufer on this 3RD day of

APRIL, 1998.


Notary Public in and for the State of Iowa



RESOLUTION

WHEREAS, the Winterset Community School District proposes that it is in the best interest of the School District to dispose of real estate legally described as follows:

Vocational Building

Lots 3 and 4, Block 16 of the original town of Winterset, Madison County, Iowa;

Bus Garage

Lot 7, Block 17 of the original town of Winterset, Madison County, Iowa,

Storage Building

The North 26'4" of the S½ of Lot 1, and the E 22' of the North 26'4" of the S½ Lot 2, Block 17 of the original town of Winterset, Madison County, Iowa;

Bus Parking Lot

The W 2/3 of Lot 2 in Block 17 of the original town of Winterset, Madison County, Iowa, EXCEPT the W 8' of the N½ of the E 1/3 of Lot 2 transferred October 28, 1997, recorded Deed Record Book 62, Page 197.

WHEREAS, the Board of Directors of Winterset Community School District proposes to dispose of said property by receiving separate sealed bids for each of the four tracts listed above. Said real estate will be sold to the highest bidder of each of four said tracts of real estate subject to the following terms and conditions:

1. The Board of Directors of the Winterset Community School District reserves the right to reject any and all bids.
2. The successful bidder will be required to execute a real estate contract providing for the payment of ten percent (10%) down upon the execution of the contract.
3. The balance shall be payable upon delivery of a special warranty deed within

EXHIBIT "A"

twenty (20) days after the contract is executed.

4. Possession will be delivered to the successful bidder at the time of delivery of the special warranty deed.

5. Winterset Community School District shall provide an abstract of title continued to the date of the contract.

6. The successful bidder shall pay real estate taxes assessed against said real estate, payable in the fiscal year beginning July 1, 1999.

7. Sealed bids shall be received by the Winterset Community School District at its Administration office, 302 W. South St., Winterset, Iowa, until 4:00 P.M. on March 4, 1998.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the Winterset Community School District that a public hearing be held on said proposal at 7:00 P.M. on February 9, 1998, at the Administration Office of Winterset Community School District, 302 W. South St., Winterset, Iowa. Notice of said public hearing shall be given as provided by law.

Dated this 26th day of January, 1998.

WINTERSET COMMUNITY SCHOOL DISTRICT

By Connie Kinser
Connie Kinser, President

Attest Stephen Wetlaufer
Stephen Wetlaufer, Secretary

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 28th day of January, 1998.

Ted Gorman

Subscribed and sworn to before me this

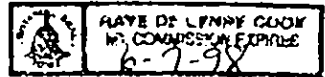
28th day of January, 1998.

[Signature]

NOTARY PUBLIC

In and for Madison County

Fee \$ 28.80



Madisonian, January 29, 1998, Page 10 A

PUBLIC NOTICE

TO: All interested persons

You are hereby notified that Winterset Community School District has proposed by Resolution of the Board of Directors that the real estate described as follows set forth in the four tracts be sold:

Vocational Building

Lots 3 and 4, Block 16 of the original town of Winterset, Madison County, Iowa.

Bus Garage

Lot 7, Block 17 of the original town of Winterset, Madison County, Iowa.

Storage Building

The North 26'4" of the S 1/2 of Lot 1, and the E 22' of the North 26'4" of the S 1/2 Lot 2, Block 17 of the original town of Winterset, Madison County, Iowa.

Bus Parking Lot

The W 2/3 of Lot 2 in Block 17 of the original town of Winterset, Madison County, Iowa, EXCEPT the W 8' of the N 1/2 of the E 1/3 of Lot 2 transferred October 28, 1997, recorded Deed Record Book 62, Page 197.

Winterset Community School District proposes to sell the above described real estate by receiving sealed bids. The sale of said real estate will be upon the following terms and conditions:

1. The Board of Directors of the Winterset Community School District reserves the right to reject any and all bids.
2. The successful bidder will be required to execute a real estate contract providing for the payment of ten percent (10%) down upon the execution of the contract.
3. The balance shall be payable upon delivery of a special warranty deed within twenty (20) days after the contract is executed.
4. Possession will be delivered to the successful bidder at the time of delivery of the special warranty deed.
5. Winterset Community School District shall provide an abstract of title continued to the date of the contract.
6. The successful bidder shall pay real estate taxes assessed against said real estate, payable in the fiscal year beginning July 1, 1999.
7. Sealed bids shall be received by the Winterset Community School District at its Administration office, 302 W. South St., Winterset, Iowa, until 4:00 P.M. on March 4, 1998.

A public hearing on this proposed sale of real estate will be held on February 9, 1998, at 7:00 P.M. before the Board of Directors of the Winterset Community School District in the Administration Office, 302 W. South St., Winterset, Iowa. Any interested party or citizen may appear at the hearing and offer comments and objections, if any, to the proposed sale of this real estate.

BOARD OF DIRECTORS
WINTERSET COMMUNITY SCHOOL DISTRICT

By Connie Kinser, President
ATTEST: Stephen Wellauer, Secretary

EXHIBIT "B"