

REC \$ 20<sup>01</sup>  
AUD \$ \_\_\_\_\_  
R.M.F. \$ 1<sup>00</sup>


COMPUTER   
RECORDED   
COMPARED   
**CERTIFICATION**

FILED NO. 4255  
BOOK 45 PAGE 54  
98 MAY -1 AM 10: 57  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

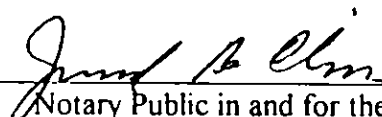
STATE OF IOWA :  
: SS  
MADISON COUNTY :

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 15th day of April, 1998, and hearing was held on said proposal on the 27th day of April, 1998. On said date, a Resolution was passed by the Board of Directors of the Winterset Community School District directing that said real estate be sold to the respective purchasers listed in said Resolution. See copy of said Resolution attached hereto marked Exhibit "C".

Dated this 29 day of April, 1998.

  
Stephen Wetlaufer

Subscribed and sworn to before me by Stephen Wetlaufer on this 29 day of April, 1998.

  
Notary Public in and for the State of Iowa



**RESOLUTION**

WHEREAS, the Winterset Community School District is the owner of the following-described real estate:

Lot 7, Block 17 of the Original Town of Winterset, Madison County, Iowa  
which it proposes to sell to John Snyder for \$55,020.

WHEREAS, the Winterset Community School District is the owner of the following-described real estate:

Lots 3 and 4, Block 16 of the Original Town of Winterset, Madison County, Iowa  
which it proposes to sell to the City of Winterset for \$130,000.

WHEREAS, the Winterset Community School District is the owner of the following-described real estate:

The W2/3 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 in Deed Record Book 62, Page 197  
which is proposes to sell to H & H Investments for \$18,510.

NOW THEREFORE, be it resolved by the Board of Directors of the Winterset Community School District that it proposes to sell said real estate as stated above.

BE IT FURTHER RESOLVED, that a public hearing on said proposals be held on the 27th day of April, 1998, at 7:00 o'clock P.M. at the Administration Office, 302 W. South Street, Winterset, Iowa 50273, and that notice of the time and place of said public hearing be published at least once and not less than 10 days, but not more than 20 days prior to the date of such hearing in the Winterset Madisonian.

Dated this 13th day of April, 1998.

WINTERSET COMMUNITY SCHOOL DISTRICT

By Connie Kinser  
Connie Kinser, President

Attest: Stephen Wetlauffer  
Stephen Wetlauffer, Secretary

EXHIBIT "A"

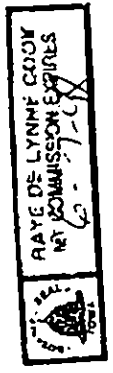
**AFFIDAVIT OF PUBLICATION**

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 15th day of April, 1998.

Ted Gorman  
Subscribed and sworn to before me this

Raye De Lynne Cook 15th day of April, 1998.  
NOTARY PUBLIC  
In and for Madison County



Fee \$15.60

STATE OF IOWA  
Madison County

**PUBLIC NOTICE**

TO: All Interested Persons:  
You are hereby notified that the Board of Directors of the Winterset Community School District has proposed, by Resolution, that the real estate described as follows:

Lot 7, Block 17 of the Original Town of Winterset, Madison County, Iowa

be sold to John Snyder for the sum of \$55,020 cash.  
Lots 3 and 4, Block 16 of the Original Town of Winterset, Madison County, Iowa

be sold to the City of Winterset for the sum of \$130,000 cash.  
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.

A public hearing on these proposed sales of real estate will be held on the 27th day of April, 1998, at 7:00 o'clock P.M. for the Board of Directors of the Winterset Community School District in the Administration Office, 302 W. South Street, Winterset, Iowa 50273.

Any interested party or citizen may appear at the public hearing and offer comments and objections, if any, to the proposed sales of real estate.

BOARD OF DIRECTORS  
WINTERSET COMMUNITY SCHOOL DISTRICT

By: Connie Kinser, President  
Stephen Wetlaufer, Secretary

ATTEST: Stephen Wetlaufer, Secretary

EXHIBIT "B"

**RESOLUTION**

WHEREAS, the Board of Directors of the Winterset Community School District have proposed to sell the following-described real estate:

Lot 7, Block 17 of the Original Town of Winterset, Madison County, Iowa  
to John Snyder for the sum of \$55,020.

Lots 3 and 4, Block 16 of the Original Town of Winterset, Madison County, Iowa  
to the City of Winterset for the sum of \$130,000.

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  
to H & H Investments for sum of \$18,510.

WHEREAS, the Board of Directors of the Winterset Community School District held a hearing as provided by law at 7:00 o'clock P.M. on the 27th day of April, 1998.

NOW THEREFORE, be it resolved by the Board of Directors of the Winterset Community School District that said real estate be sold to John Snyder, City of Winterset, and H & H Investments for the prices set forth above. The Board of Directors directs that all things necessary be done to complete said sales, including the execution and delivery of a special Warranty Deed to said real estate to John Snyder, City of Winterset, and H & H Investments upon payment of all sums due by them.

Dated this 27th day of April, 1998.

BOARD OF DIRECTORS  
WINTERSET COMMUNITY SCHOOL DISTRICT

By Connie Kinser  
Connie Kinser, President

Attest: Stephen Wetlaufer  
Stephen Wetlaufer, Secretary

EXHIBIT "C"