

Michelle Utsler

FILED NO. 1818

CERTIFICATION

BOOK 43 PAGE 321

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STATE OF IOWA :
 :SS
MADISON COUNTY :

[Handwritten marks]

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Dean Lauer, being first duly sworn on oath, state that I am the Chairman of the Madison County Board of Supervisors. I further state that the Board of Supervisors of Madison County, Iowa has, by Resolution, proposed to sell the following-described real estate:

Lot Two (2), Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, *except* the East 11 feet of the North 25 feet of the South 78 feet thereof,

AND

Lot One (1), Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, *and* the East 11 feet of the North 25 feet of the South 78 feet of Lot Two (2), Block Ten (10) of said Original Town,

and has duly published notice of said sale as required by law. Attached hereto and marked Exhibit "A" is a copy of said notice. Said notice was published in the Winterset Madisonian on October 11, 1995, and hearing was held on said proposal on October 17, 1995. On October 24, 1995, a Resolution directing that said real estate be sold at public auction was passed by the Board of Supervisors. See copy of said Resolution attached hereto and marked Exhibit "B".

The above-described real estate was sold at public auction on November 21, 1995, to Patrick F. Corkrean for the sum of \$54,000.00. Patrick F. Corkrean was the highest bidder at said public auction.

Dated this 29 day of December, 1995.

[Handwritten signature of Dean Lauer]

Dean Lauer

Subscribed and sworn to before me by Dean Lauer on this 29 day of December, 1995.

[Handwritten signature of Notary Public]
Notary Public in and for the State of Iowa

2

PUBLIC NOTICE

TO: ALL INTERESTED PERSONS

YOU ARE HEREBY NOTIFIED that Madison County has proposed by Resolution of the Board of Supervisors that real estate legally described as:

Site #1 - 110 W. Green, Winterset, Iowa - Former Welfare Office property:

Lot Two (2), Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, *except* the East 11 feet of the North 25 feet of the South 78 feet thereof,

AND

Site #2 - 220 N. 1st Ave., Winterset, Iowa - Former Jail/Sheriff's Office property:

Lot One (1), Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, *and* the East 11 feet of the North 25 feet of the South 78 feet of Lot Two (2), Block Ten (10) of said Original Town,

INCLUDING

all buildings and structures on said properties,


be sold. Madison County proposes to sell the above-described real estate at public auction. The successful bidder or bidders will be expected to execute a Real Estate Contract providing for the payment of ten percent (10%) down upon execution of the contract and balance upon delivery of Warranty Deed within 20 days after the contract is executed. The conveyance shall be by Warranty Deed, and possession of the real estate shall be delivered at the time of tender of the Warranty Deed.

A public hearing on this proposed sale of real estate will be held on the 17th day of October, 1995, at 10:00 A.M. before the Board of Supervisors for Madison County, Iowa in the office of the Supervisors, Madison County Courthouse, Winterset, Iowa. Any interested party or citizen may appear at the public hearing and offer comments and objections, if any, to the proposed sale of this real estate.

Joan Welch, Madison County Auditor

EXHIBIT "A"

509557



RESOLUTION

WHEREAS the Madison County Board of Supervisors have proposed to sell the following described real estate:

Site #1 - 110 W. Green, Winterset, Iowa - Former Welfare Office property:

Lot Two (2), Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, *except* the East 11 feet of the North 25 feet of the South 78 feet thereof.

AND

Site #2 - 220 N. 1st Ave., Winterset, Iowa - Former Jail/Sheriff's Office property:

Lot One (1), Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, *and* the East 11 feet of the North 25 feet of the South 78 feet of Lot Two (2), Block Ten (10) of said Original Town.

INCLUDING

all buildings and structures on said properties.

WHEREAS hearing concerning the proposal to sell said real estate was held on October 17, 1995, after notice was given as provided by law.

NOW THEREFORE BE IT RESOLVED by the Madison County Board of Supervisors as follows:

1. The above described real estate shall be sold at public auction on November 21, 1995, commencing at 10:00 A.M., on said real estate.
2. The Madison County Board of Supervisors hereby reserves the right to reject any and all bids.
3. At said public auction the two tracts of real estate shall be sold separately. After said tracts are sold separately said real estate should be sold together as one parcel. In the event a bid or bids acceptable to the Madison County Board of Supervisors are received at said public auction said real estate shall be sold to the successful bidder or bidders resulting in the highest total sales price.

EXHIBIT "B"

4. Said sale shall be upon the following terms and conditions:

- a. The successful bidder or bidders will be required to execute a real estate contract providing for the payment of ten (10) per cent down upon the execution of the contract.
- b. The balance shall be payable upon delivery of a warranty deed within twenty (20) days after the contract is executed.
- c. Possession will be delivered to the successful bidder or bidders at the time of deliver of the warranty deed.
- d. The successful bidder or bidders shall pay all necessary abstracting costs, land surveying as required by law, and any other expenses in connection with such sale, except the expense of conducting the public auction.
- e. The successful bidder or bidders shall pay all real estate taxes assessed against said real estate from and after January 1, 1996.

MADISON COUNTY BOARD OF SUPERVISORS

AYE	NAY
<u><i>R. Lee Lewis</i></u>	_____
<u><i>Walter Lamberson</i></u>	_____
<u><i>J. J. [unclear]</i></u>	_____
ATTEST: <u><i>Jean Welch</i></u>	
DATE: <u>10-24-95</u>	