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CERTIFICATION REC \$ 20.00  
AUD \$ \_\_\_\_\_  
RMF \$ 1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

STATE OF IOWA .  
: SS  
MADISON COUNTY :

I, Janet Lea Downs, being first duly sworn on oath, state that I am the city clerk of the City of St. Charles, Iowa. I further state that the City Council of the City of St. Charles, has by resolution, proposed to sell certain real estate described in said resolution. See copy of said Resolution No. 12B-97 attached hereto and marked Exhibit "A". Notice of the proposal to dispose of said real estate was duly given as provided law. See copy of said notice attached hereto and marked Exhibit "B". Hearing on said proposal was held on December 15, 1997, and on said date the City Council, the City of St. Charles, Iowa, passed and adopted Resolution No. 12C-97 approving the sale of said real estate. See copy of said resolution attached hereto and marked Exhibit "C".

Dated this 18<sup>th</sup> day December, 1997.

Janet Lea Downs  
Janet Lea Downs

Subscribed and sworn to before me by Janet Lea Downs on this 18<sup>th</sup> day of December, 1997.

Sheryl Jordan  
Notary Public in and for the State of Iowa



"A"

RESOLUTION NO. 12B-97

WHEREAS, the City of St. Charles, Iowa, is the owner of the following described real estate:

The east 66.41 feet of Parcel M, Recorded in Farm Plat Book 3, Page 147, Madison County, Iowa, Recorder's Office. Full description of Parcel M is as follows:

That part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 23, Township 75 North, Range 26 West of the Fifth P.M., Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Northwest Quarter (1/4) of said Section 23;  
 thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds West along the south line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) a distance of 30.12 feet to the point of beginning;  
 thence South 90 degrees 00 minutes 00 seconds West along said south line a distance of 96.78 feet;  
 thence North 05 degrees 02 minutes 29 seconds East 100.91 feet to the southerly line of Madison County Highway 6-50;  
 thence South 84 degrees 55 minutes 13 seconds East along said southerly line a distance of 96.41 feet;  
 thence South 05 degrees 02 minutes 29 seconds West 98.34 feet to south line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 23 and the point of beginning.

Said tract contains 0.1451 acres.

and


WHEREAS, the City of St. Charles proposes to sell said real estate to J.W.Hutton, Inc. for the price of One dollar (\$1.00) plus expenses.

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

1. Hearing on said proposal to sell said real estate to J.W. Hutton, Inc. shall be held as required by Iowa Code Section 364.7 on the 15th day of December, 1997, at 7:00 P.M. at the City Hall in St. Charles, Iowa.

2. Notice of hearing shall be given as required by said Code Section and Iowa Code Section 362.3.

Passed and approved this 1st day of December, 1997.

  
 John Brown, Mayor

  
 Janet Lea Downs, City Clerk

"B"

NOTICE OF PROPOSAL  
TO DISPOSE OF REAL ESTATE

TO WHOM IT MAY CONERN:

NOTICE IS HEREBY GIVEN that the City of St. Charles, Iowa, hereby proposes to sell it's right, title and interest in the followign described real estate:

The east 66.41 feet of Parcel M, Recorded in Farm Plant Book 3, Page 147, Madison County, Iowa, Recorder's Office. Said tract contains 0.1451 acres. Full description of Parcel M is as follows:

That part of the Northwest Quarter (1/4) of the North-east Quarter (1/4) of Section 23, Township 75 North, Range 26 West of the Fifth P.M., Madison County, Iowa, more precisely described as follows:

Commencing at the southeast corner of the Northwest Quarter (1/4) of said Section 23; thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds West along the south line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) a distance of 30.12 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West along said south line a distance of 96.78 feet; thence North 05 degrees 02 minutes 29 seconds East 100.91 feet to the southerly line of Madison County Highway G-50; thence South 84 degrees 55 minutes 13 seconds East along said southerly line a distance of 96.41 feet; thence South 05 degrees 02 minutes 29 seconds West 92.34 feet to south line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 23 and the point of beginning.

to J.W. Hutton, Inc., for the price of \$1.00 and other valuable consideration.

NOTICE IS FURTHER GIVEN that public hearing on said proposal will be held on the 15th day of December, 1997, at 7:00 P.M., at the City Hall in St. Charles, Iowa.

Dated this 1st day of December, 1997.

Joan Brown, Mayor

Attest: Janet Lea Downs, Clerk

"C"

RESOLUTION NO. 12C-97

WHEREAS, on December 1, 1997, the City Council of the City of St. Charles, Iowa, passed a resolution proposing to sell certain real estate described as follows:

The east 66.41 feet of Parcel M, Recorded in Farm Plat Book 3, Page 147, Madison County, Iowa, Recorder's Office. Said tract contains 0.1451 acres. Full description of Parcel M is as follows:

That part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 23, Township 75 North, Range 16 West of the Fifth P.M., Madison County, Iowa, more precisely described as follows:

Commencing at the southeast corner of the Northwest Quarter (1/4) of said Section 23; thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds West along the south line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) a distance of 30.12 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West along said south line a distance of 96.78 feet; thence North 05 degrees 02 minutes 29 seconds East 100.91 feet to the southerly line of Madison County Highway G-50; thence South 84 degrees 55 minutes 13 seconds East along said southerly line a distance of 96.41 feet; thence South 05 degrees 02 minutes 29 seconds West 42.34 feet to south line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 23 and the point of beginning,

and

WHEREAS, a hearing on said proposal to sell said real estate was held on December 15, 1997, at 7:00 P.M., before the City Council; and

WHEREAS, notice of said hearing was given by posting and publication as provided by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles, Iowa;

1. That the proposed sale of real estate to J.W. Hutton, Inc. as set forth in the resolution approving said sale is hereby approved.

2. The Mayor and City Clerk are authorized and directed to deliver a quit claim deed to the purchaser of said real estate.

Passed and approved this 15<sup>th</sup> day of December, 1997.

Juan Brown  
Juan Brown, Mayor

Attest:

Janet Lea Downs  
Janet Lea Downs, Clerk