

CERTIFICATION

The undersigned, the duly appointed and acting City Clerk 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, Iowa.

1. Resolution of the City Council of the City of Winterset, Iowa proposing the vacation and closing of a portion of a City street.
2. Notice of hearing on proposed vacation and closing of a portion of a City street.
3. Resolution of the City Council of the City of Winterset, Iowa proposing to convey real estate and setting public hearing on the proposal.
4. Notice of hearing on proposed sale of real estate by the City of Winterset, Iowa.
5. Resolution of the City Council of the City of Winterset, Iowa approving the vacation and closing of a portion of a City street.
6. Resolution of the City Council of the City of Winterset, Iowa approving the conveyance of real estate.
7. Affidavit of Publication of the Winterset Madisonian on the notice of hearing on proposed vacation and closing of a portion of a City street.
8. Affidavit of Publication of the Winterset Madisonian on the notice of hearing on proposed sale of real estate by the City of Winterset, 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 that the Notices described above were duly and timely published by the Winterset Madisonian in accordance with the Affidavits attached hereto.

Dated on this 2nd day of May, 1994 at Winterset, Iowa.



Mark Nitchals
 Mark Nitchals

COMPUTER
 RECORDED
 COMPARED

REC \$ 50.00
 AUD \$ 1.00
 R.M.F. \$ 1.00

FILED NO. 3030
 BOOK 59 PAGE 213
 94 MAY -2 PM 3:42

RESOLUTION NO. 94-42

RESOLUTION
OF
CITY OF WINTERSET, IOWA
PROPOSING THE VACATION AND CLOSING OF A PORTION OF A
CITY STREET AND SETTING PUBLIC HEARING ON THE PROPOSAL

WHEREAS, the City proposes to vacate and close that portion of West Hutchings Street legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa

WHEREAS, Iowa Code Section 306.11 requires a public hearing on the proposal prior to being placed on final passage;

WHEREAS, Iowa Code Section 306.12 requires Notice to be made on the time, date and place of such public hearing.

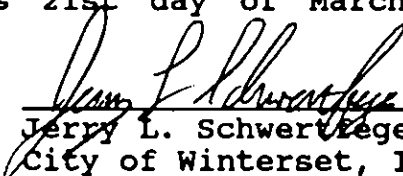
NOW, THEREFORE, BE IT RESOLVED by the City Council of Winterset, Iowa that the Proposal is hereby made to vacate and close that portion of West Hutchings Street legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa


BE IT FURTHER RESOLVED that a public hearing before the City Council on this proposal shall be held on the 4th day of April, 1994 at 7:30 o'clock P.M., Central Daylight 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 and approved on this 21st day of March, 1994 at Winterset, Iowa.


 Jerry L. Schwerteger, Mayor
 City of Winterset, Iowa

ATTEST:


 Mark J. Nitchals
 City Administrator
 City of Winterset, Iowa

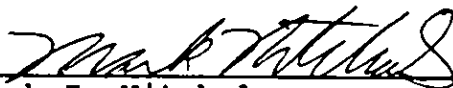
NOTICE
OF
HEARING ON PROPOSED
VACATION AND CLOSING OF
CITY STREET IN WINTERSET, IOWA

TO: ANY INTERESTED PERSON

You are hereby notified that a public hearing before the City Council of Winterset, Iowa will be held on the 4th day of April, 1994, at 7:30 o'clock p.m., Central Daylight Time at the City Hall in Winterset, Madison County, Iowa, on the proposed vacation and closing of a portion of South First Avenue, Winterset, Iowa, which is legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa

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 proposal, if any, you may have.



Mark J. Nitchals
City Administrator
City of Winterset, Iowa

RESOLUTION NO. 94-43

RESOLUTION OF CITY OF WINTERSET, IOWA

PROPOSING TO CONVEY REAL ESTATE

AND SETTING PUBLIC HEARING ON THE PROPOSAL

WHEREAS, the City proposes to dispose of its interest in the real estate formerly used as a street right-of-way;

WHEREAS, the real estate is legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa

WHEREAS, the City proposes to convey the real estate to Glenn E. Grandfield and Lana J. Grandfield by Quit Claim Deed in consideration of the payment of the City's expenses incurred in connection with this sale and with possession delivered upon the City's tender of the deed subject to the Grantee obtaining within ninety (90) days a building permit for this real estate and commencing construction thereon.

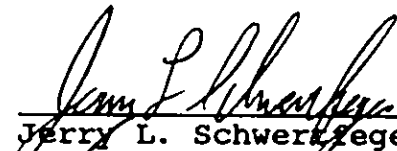
WHEREAS, Iowa Code Section 364.7 requires public notice be made on the proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WINTERSET, IOWA that proposal is hereby made to convey to Glenn E. Grandfield and Lana J. Grandfield 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 4th day of April, 1994 at 7:30 o'clock p.m., Central Daylight Time, at the City Hall in Winterset, Iowa.

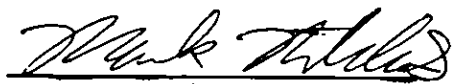
BE IT FURTHER RESOLVED that the City Administrator be and is hereby authorized and directed to give notice of such public hearing as by law required.

PASSED by the City Council of Winterset, Iowa and approved by the undersigned on this 21st day of March, 1994, at Winterset, Iowa.



 Jerry L. Schwerzeger, Mayor
 City of Winterset, Iowa

ATTEST:



 Mark J. Nitchals
 City Administrator
 City of Winterset, Iowa

NOTICE OF HEARING ON PROPOSED SALE OF REAL ESTATE

BY CITY OF WINTERSSET, IOWA

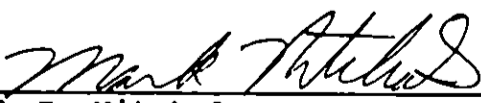
TO: ANY INTERESTED PERSON

YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of Winterset, Iowa will be held on the 4th day of April, 1994, at 7:30 o'clock p.m., Central Daylight Time, at the City Hall in Winterset, Madison County, Iowa on the proposal by the City Council of Winterset, Iowa to sell the real estate legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa

to Glenn E. Grandfield and Lana J. Grandfield upon the following terms and conditions: The City will convey its right, title and interest in this real estate by Quit Claim Deed without any accompanying abstract of title in consideration of the Grantee paying the City's cost of vacating the street and of conveying the real estate with the Grantee to receive possession upon the tender of the Deed subject to the Grantee obtaining within ninety (90) days a building permit for this real estate and commencing construction thereon.

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 NO. 94-47

RESOLUTION

APPROVING VACATION AND CLOSING

OF A PORTION OF CITY STREET IN WINTERSET, IOWA

WHEREAS, the City Council of Winterset, Iowa has proposed the vacation and closing of that portion of First Avenue legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa.

WHEREAS, the Council has fixed Notice of public hearing on the proposal;

WHEREAS, the City Administrator has published Notice of the hearing in the Madisonian, which is a newspaper of general circulation within Madison County, Iowa at least four (4) days but not more than twenty (20) days prior to the date of hearing and has delivered Notice of hearing to the adjoining land owners, utility companies whose facilities adjoin the street right-of-way, and the Madison County Auditor by certified mail, return receipt, as shown by the returns of service and Affidavit of Publication on file with the City Administrator;

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

WHEREAS, no adjoining landowner has filed any claim in writing for damages resulting from the proposed vacation and closing.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the portion of First Avenue legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa

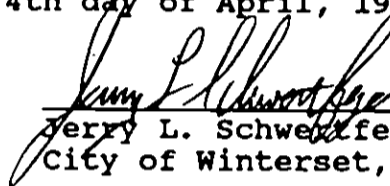
within Winterset, Madison County, Iowa be and is hereby closed and vacated.

BE IT FURTHER RESOLVED AND ORDERED that no damage claims are allowed.


Page -2-

BE IT FURTHER RESOLVED that the City Administrator shall file a true copy of these proceedings with the Madison County Recorder and a true copy of this Resolution with the Madison County Auditor.

Passed and Approved on this 4th day of April, 1994.


Jerry L. Schwezfeger, Mayor
City of Winterset, Iowa

ATTEST:


Mark J. Nitchals
City Administrator
City of Winterset, Iowa

RESOLUTION NO. 94-48

RESOLUTION APPROVING

THE CONVEYANCE OF REAL ESTATE

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

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa.

WHEREAS, the City Council has proposed to convey the above described real estate to Glenn E. Grandfield and Lana J. Grandfield by Quit Claim Deed in consideration of the payment of the City's expenses incurred in connection with this sale and with possession delivered upon the City's tender of the deed subject to the Grantee obtaining within ninety (90) days a building permit for this real estate and commencing construction thereon.

WHEREAS, the City Council has fixed notice of public hearing upon the proposed conveyance 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;

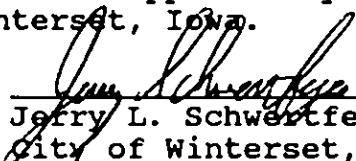
WHEREAS, the City Council now determines that the conveyance of the real estate above described should be approved in all respects as proposed.

NOW, THEREFORE, BE IT RESOLVED that the proposed conveyance 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.

BE IT FURTHER RESOLVED that the Mayor and City Administrator be and are hereby authorized and directed to take all necessary steps to complete this transaction including, but not limited to, the tender of a Quit Claim Deed to the Buyer.

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 4th day of April, 1994, at Winterset, Iowa.



 Jerry L. Schwertfeger, Mayor
 City of Winterset, Iowa

ATTEST:



 Mark J. Nitchals
 City Administrator
 City of Winterset, Iowa

AFFIDAVIT OF PUBLICATION

STATE OF IOWA
Madison County
SS.

**NOTICE OF HEARING
ON PROPOSED VACATION AND CLOSING OF CITY
STREET IN 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 4th day of April, 1894, at 7:30 o'clock p.m., Central Daylight Time at the City Hall in Winterset, Madison County, Iowa, on the proposed vacation and closing of a portion of South First Avenue, Winterset, Iowa, which is legally described as:

A parcel of land described as commencing at the Northeast Corner of Section 5th P.M., City of Winterset, Madison County, Iowa; thence Twenty-eight (28) West of the 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Beverlton Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa.

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 proposal, if any, you may have.

Mark Nichols
City Administrator
City of Winterset, Iowa

13.67

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 30th day

of March, 1994

T. Gorman

Subscribed and sworn to before me this 31st day of

March, 1994

Sharon K. Shaul

NOTARY PUBLIC
In and for Madison County

Fee \$ 13.67



STATE OF IOWA
Madison County SS.

**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 4th day of April, 1994, at 7:30 o'clock p.m., Central Daylight Time, at the City Hall in Winterset, Madison County, Iowa on the proposal by the City Council of Winterset, Iowa to sell the real estate legally described as:

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa to Glenn E. Grandfield and Lana J. Grandfield upon the following terms and conditions: The City will convey its right, title and interest in this real estate by Quit Claim Deed without any accompanying abstract of title in consideration of the Grantor paying the City's cost of vacating the street and of conveying the real estate with the Grantor to receive possession upon the tender of the Deed subject to the Grantor obtaining within ninety (90) days a building permit for this real estate and commencing construction thereon. 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. Nichols
City Administrator
City of Winterset, Iowa

17.82

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 30th day

of March, 1994

Ted Gorman

Subscribed and sworn to before me this 31st day of

March, 1994

Sharon K. Shull

NOTARY PUBLIC
In and for Madison County

Fee \$ 17.82

