



Document 2013 86

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Date 1/08/2013 Time 2:00 PM

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓  
\_\_\_\_\_  
Mark Nitchals, City Administrator  
City of Winterset  
124 W. Court Avenue  
Winterset IA 50273  
515-462-1422

CERTIFICATION

The undersigned, the duly appointed and acting City Administrator 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 City of Winterset, Iowa proposing to convey real estate and setting public hearing on the proposal;
2. Notice of Hearing on Proposed Conveyance of Real Estate by City of Winterset, Iowa;
3. Resolution Approving the Conveyance of Real Estate; and,
3. The Affidavit of Publication from the Winterset Madisonian.

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 the Notice of Hearing was duly and timely published in the Winterset Madisonian in accordance with the Affidavit attached hereto.

Dated on this 8th day of Jan., 2013, at Winterset, Iowa.



*Mark Nitchals*

\_\_\_\_\_  
Mark Nitchals  
City Administrator  
City of Winterset, Iowa

RESOLUTION 2012 - 159

RESOLUTION OF CITY OF WINTERSET, IOWA  
PROPOSING TO CONVEY REAL ESTATE  
SETTING DATE FOR PUBLIC HEARING ON THE PROPOSAL

WHEREAS, the City proposes to dispose of its interest in certain real estate legally described as:

Lot Seven (7) of Shaw's Addition to Winterset, Madison County Iowa,  
EXCEPT the South 6 feet thereof.

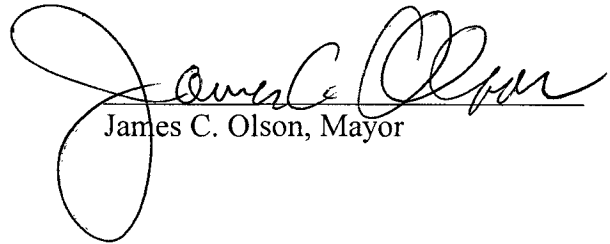
WHEREAS, the City proposes to convey title of the real estate by warranty deed to Jerod Bowman for the sale price of \$7,000.

WHEREAS, Iowa Code Section 364.7 requires public hearing be held on the proposal to convey the City's interest in real estate.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa that proposal is hereby made to convey to the 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 7th day of January 2013 at 7:00 o'clock p.m., at the City Hall in Winterset, Iowa.

Passed and approved this 17th day of December 2012.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator

RESOLUTION 2013-1

RESOLUTION APPROVING THE CONVEYANCE OF REAL ESTATE

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

Lot Seven (7) of Shaw's Addition to Winterset, Madison County Iowa,  
EXCEPT the South 6 feet thereof.

WHEREAS, the City Council has proposed to convey title of the real estate by warranty deed to Jerod Bowman for the sale price of \$7,000.

WHEREAS, the City Council has set January 7, 2013 as the date for a public hearing upon the proposed conveyance of real estate pursuant to Iowa Code Section 364.7.

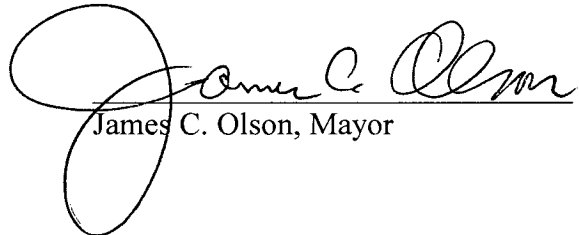
WHEREAS, notice of the hearing has been timely published as provided by Iowa Code Section 362.3 in the Winterset Madisonian, a newspaper published weekly and having general circulation in the City, as evidenced by the Affidavit of Publication from the Madisonian on file in the Office of the City Administrator.

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

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.

Passed and approved on this 7th day of January 2013.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator

NOTICE OF HEARING ON PROPOSED  
CONVEYANCE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that a public hearing before the City Council of the City of Winterset, Iowa will be held on the 7th day of January 2013, at 7:00 PM, at the City Hall in Winterset, Iowa on a proposal to convey title of real estate legally described as:

Lot Seven (7) of Shaw's Addition to Winterset, Madison County Iowa,  
EXCEPT the South 6 feet thereof.

The proposal is to convey title of the real estate by warranty deed to Jerod Bowman for the sale price of \$7,000.

Any interested person may appear and be heard at the public hearing at the time, date and place described above to offer objections or comments to the City Council on the proposed conveyance of City owned real estate.

Mark Nitchals  
City Administrator  
City of Winterset, Iowa

AFFIDAVIT OF PUBLICATIONS

TED GORMAN being duly sworn says he is publisher of WINTERSET MADISONIAN a once weekly paper 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 paper.

**Notice of Hearing on Proposed Conveyance of Real Estate**

NOTICE IS HEREBY GIVEN that a public hearing before the City Council of the City of Winterset, Iowa will be held on the 7th day of January 2013, at 7:00 PM, at the City Hall in Winterset, Iowa, on a proposal to convey title of real estate legally described as:

Lot Seven (7) of Shaw's Addition to Winterset, Madison County Iowa, EXCEPT the South 6 feet thereof.

The proposal is to convey title of the real estate by warranty deed to Jerod Bowman for the sale price of \$7,000.

Any interested person may appear and be heard at the public hearing at the time, date and place described above to offer objections or comments to the City Council on the proposed conveyance of City owned real estate.

Mark Nitchals  
City Administrator  
City of Winterset, Iowa 18

for the period 1 consecutive weeks, the last publication thereof being

on the 27 day of Dec 2012

Ted Gorman

Subscribed and sworn to before me this

28 day of Dec 2012

Cleota Tapken

NOTARY PUBLIC  
In and for Madison County

Fee  
\$ 9.91

