ENTERED FOR TAXATION
THIS 25 DAY OF May 71
AUDITOR'S FEES
George E. Abraham
Fee 1.00
DEPUTY

FILED NO. 730A
BOOK 44 PAGE 300
1971 MAY 25 PM 4:06
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $ 8.50
Plat 1.50

L.M.M.

L.M.M.

DEDICATION AND STATEMENT CONCERNING PLAT OF EIVINS ADDITION TO EARLHAM, IOWA, PLAT ONE.

Rollin Eivins and Hazel Eivins, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common

to

Eivin's Addition to Earlham, Iowa, Plat One.

KNOW ALL MEN BY THESE PRESENTS:

That Rollin Eivins and Hazel Eivins, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, of Earlham, Madison County, Iowa, do hereby covenant they are the sole and lawful owners of the following described real estate situated in the Town of Earlham, Madison County, Iowa, to-wit:

A tract of land commencing at the Northeast corner of the East one-half of the Southeast one-quarter of Section 1, Township 77 North, Range 29, West of the 5th P.M., Madison County, Iowa, and running thence due West along the center line of the County Road as now established a distance of 133.8 feet to point of beginning; thence South 159.2 feet; thence West 820.0 feet; thence South 126.0 feet; thence West 82.0 feet; thence North 285.2 feet to the center line of said County Road; thence East 902.0 feet to point of beginning, excepting road R.O.W. shown hereon. Containing 2.85 acres exclusive of roads.

Note: South and North bearings are parallel to Walnut Street as now established.

and does hereby acknowledge and declare that the plat, attached hereto, of the above described real estate is to be known as EIVINS ADDITION TO EARLHAM, IOWA, PLAT ONE, and which is a tract of land containing twelve lots numbered two to thirteen as designated on said plat, and that said platting is done with the free consent and in accordance with the desire of Rollin Eivins and Hazel Eivins, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, as proprietors, and that the above described real estate, being the real estate in the aforesaid plat, is free from all liens and encumbrances of every kind and nature.

Signed and dated May 24th 1971.

Rollin Eivins
(Rollin Eivins)

Hazel Eivins
(Hazel Eivins)

IND. ✓
REC. ✓
PAGE ✓

#2

STATE OF IOWA :
: SS
MADISON COUNTY :

On this 24th day of May 1971, before me, the undersigned, a Notary Public in and for Madison County, Iowa, personally appeared Rollin Eivins and Hazel E. Eivins, husband and wife, personally known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed for the purposes therein expressed.

H. Claudia Peer
NOTARY PUBLIC IN AND FOR
MADISON COUNTY, IOWA

(S E A L)

IOWA NOTARIAL SEAL

H. CLAUDE PEER
DEAN R. NELSON
Attorneys-At-Law
Phone 758-2688
EARLHAM, IOWA 50072

May 24, 1971

Mr. and Mrs. Rollin Eivins
Earlham,
Iowa 50072

Dear Mr. and Mrs. Eivins:

At your request we have examined the abstract of title to the following described real estate, to-wit:

A tract of land commencing at the Northeast corner of the East one-half of the Southeast one-quarter of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, and running thence due West along the center line of the County Road as now established a distance of 133.8 feet to point of beginning; thence South 159.2 feet; thence West 820.0 feet; thence South 126.0 feet; thence West 82.0 feet; thence North 285.2 feet to the center line of said County Road; thence East 902.0 feet to point of beginning, excepting road R.O.W. shown hereon. Containing 2.85 acres exclusive of roads.

which abstract has been continued from the original entry down to and including the 20th day of May, 1971, as last certified by Security Loan and Abstract Company. From it we find that as of the date last mentioned, the fee title to these premises was vested in Rollin Eivins and Hazel Eivins, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, free from encumbrances. Title to these premises is subject to certain restrictive covenants of record.

Very truly yours,

PEER & NELSON

By: H. Claude Peer
H. Claude Peer

hcp:lf

## CLERK'S CERTIFICATE

STATE OF IOWA :
: SS
MADISON COUNTY :

I, MARGARET WHEELER, Clerk of the District Court of Iowa, in and for Madison County, do hereby certify that according to the records in said office, there are no judgments, attachments, mechanic's liens or other liens of record against Rollin Eivins and Hazel Eivins, or against the following described real estate, to-wit:

A tract of land commencing at the Northeast corner of the East one-half of the Southeast one-quarter, of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, and running thence due West along the center line of the County Road as now established a distance of 133.8 feet to point of beginning; thence South 159.2 feet; thence West 820.0 feet; thence South 126.0 feet; thence West 82.0 feet; thence North 285.2 feet to the center line of said County Road; thence East 902.0 feet to point of beginning, excepting road R.O.W. shown hereon. Containing 2.85 acres exclusive of roads.
Note: South and North bearings are parallel to Walnut Street as now established.

Dated at Winterset, Iowa, this 24 day of May 1971.

SEAL OF THE DISTRICT COURT MADISON COUNTY IOWA SEAL

Margaret Wheeler
Clerk of the District Court of
Madison County, Iowa

RECORDER'S CERTIFICATE

STATE OF IOWA :
: SS
MADISON COUNTY :

I, Mary E. Welty, Recorder of Madison County, Iowa, do hereby certify that according to the records in my office, that Rollin Eivins and Hazel Eivins, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, are the owners of the legal title, which ownership is in fee simple, free and clear of all liens and encumbrances, of the following described real estate, to-wit:

A tract of land commencing at the Northeast corner of the East one-half of the Southeast one-quarter of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, and running thence due West along the center line of the County Road as now established a distance of 133.8 feet to point of beginning; thence South 159.2 feet; thence West 820.0 feet; thence South 126.0 feet; thence West 82.0 feet; thence North 285.2 feet to the center line of said County Road; thence East 902.0 feet to point of beginning, excepting road R.O.W. shown hereon. Containing 2.85 acres exclusive of roads.
Note: South and North bearings are parallel to Walnut Street as now established.

Dated at Winterset, Iowa, this 24th day of May 1971.

Mary E. Welty
Recorder of Madison County, Iowa.

## TREASURER'S CERTIFICATE

STATE OF IOWA :
: SS
MADISON COUNTY :

I, EARL B. FREY, Treasurer of Madison County, Iowa, do hereby certify that according to the records in my office, there are no personal taxes against Rollin Eivins and Hazel Eivins, and there are no property taxes against the following described real estate to-wit:

A tract of land commencing at the Northeast corner of the East one-half of the Southeast one-quarter of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, and running thence due West along the center line of the County Road as now established a distance of 133.8 feet to point of beginning; thence South 159.2 feet; thence West 820.0 feet; thence South 126.0 feet; thence West 82.0 feet; thence North 285.2 feet to the center line of said County Road; thence East 902.0 feet to point of beginning, except road R.O.W. shown hereon. Containing 2.85 acres exclusive of roads.
Note: South and North bearings are parallel to Walnut Street as now established.

Dated at Winterset, Iowa, this 24th day of May 1971.

Earl B. Frey
Treasurer of Madison County, Iowa

(S E A L)

MADISON COUNTY TREASURER

7/21

RESOLUTION NO. 4-71

BEING A RESOLUTION APPROVING THE PLAT OF EIVINS ADDITION TO EARLHAM, IOWA, PLAT ONE.

WHEREAS, there has been submitted to the Town Council of the Town of Earlham, Iowa, a Plat of Eivin's Addition to Earlham, Iowa, Plat One involving the land hereinafter described; and

WHEREAS, Rollin Eivins and Hazel Eivins, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, are the sole owners of all the land hereinafter described to be known as Eivin's Addition to Earlham, Iowa, Plat One; and

WHEREAS, it now appears that said owners of said real estate have met all conditions as prescribed by Chapter 409. Code of Iowa (1966) with respect to the platting of said addition; and

WHEREAS, in the opinion of the Town Council of the Town of Earlham, Iowa, it is advisable and in the best interests of the Town of Earlham, Iowa, and of all persons concerned that said plat be accepted and approved;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Earlham, Iowa, that the aforesaid plat of Eivin's Addition to Earlham, Iowa, Plat One, involving real estate situated in the Town of Earlham, Madison County, Iowa, described as follows, to-wit:

A tract of land commencing at the Northeast corner of the East one-half of the Southeast one-quarter of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, and running thence due West along the center line of the County Road as now established a distance of 133.8 feet to point of beginning; thence South 159.2 feet; thence West 820.0 feet; thence South 126.0 feet; thence West 82.0 feet; thence North 285.2 feet to the center line of said County Road; thence East 902.0 feet to point of Beginning, excepting road R.O.W. shown hereon. Containing 2.85 acres exclusive of roads.
Note: South and North bearings are parallel to Walnut Street as now established;

be and the same is hereby approved and accepted; that all the acts and deeds of said grantor in the premises be and they are hereby confirmed and approved; and that the Mayor and Town Clerk of the Town of Earlham, Iowa,

be and they are hereby authorized and directed to certify this resolution and affix same to said plat.

(Town Seal)

Neil Schardein
~~Raymond S. Flinn~~ Neil Schardein
Mayor Pro-Tem.
Town of Earlham, Iowa

Attest:
Carolyn Treadway
Carolyn Treadway
Clerk
Town of Earlham, Iowa

MOVED BY: Lloyd Love
SECONDED BY: Carl Peterson
that Resolution No. 4-71 be adopted.
VOTING AYE: Conrad, Jones, Love, Peterson, Schardein
VOTING NAY: None
ABSENT: None.

The Mayor declared Resolution No. 4-71 adopted.

We, Carolyn Treadway, the duly appointed, qualified and acting Town Clerk of the Town of Earlham, Iowa, and Raymond S. Flinn, the duly elected, qualified and acting Mayor of the Town of Earlham, Iowa, do hereby certify that the above and foregoing Resolution No. 4-71 is a true and exact copy of said resolution, that said resolution was passed and adopted by the Town Countil of the Town of Earlham, Iowa, at a regular meeting thereof on the 24th day of May 1971.

Dated this 24th day of May 1971.

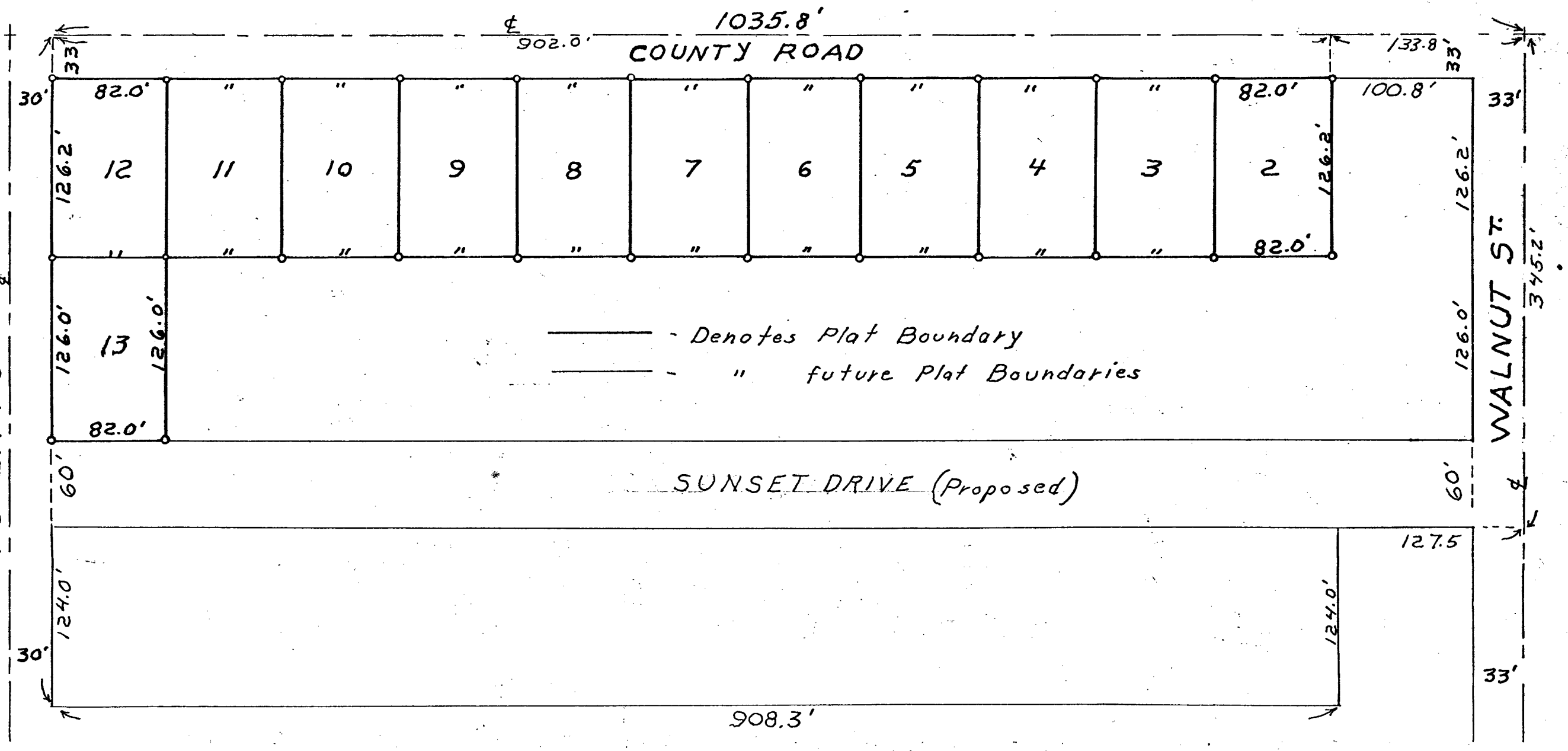
Neil Schardein
~~Raymond S. Flinn~~ Neil Schardein
Mayor Pro-Tem
Town of Earlham, Iowa

(Town Seal)

Attest:
Carolyn Treadway
(Carolyn Treadway)
Clerk
Town of Earlham, Iowa

DEED RECORD 44, PAGE 308

# EIVIN'S ADDITION to Earlham, Iowa
## PLAT ONE




FOR CERTIFICATION BY SURVEYOR SEE ORIGINAL PLAT IN TOWN PLAT BOOK 1, PAGE 81