FILED NO. 1720 A
BOOK 44 PAGE 583
1971 DEC 22 PM 3:55
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee #16.50
Plat #2.50
NWI

DEDICATION AND STATEMENT CONCERNING PLAT OF HUNTER'S FIRST ADDITION TO EARLHAM, IOWA.

Hunter Loan Company

to

Hunter's First Addition to Earlham, Iowa,

Iron Plat see Town Plat Book 1 Page 82

KNOW ALL MEN BY THESE PRESENTS:

That Hunter Loan Company of Earlham, Madison County, Iowa does hereby covenant it is the sole and lawful owner of the real estate hereinafter described and in consideration of the enhancement of the value of the real estate when sub-divided into town building lots, do hereby CONVEY and DEDICATE unto the Town of Earlham, Iowa, all of the Streets as shown on the attached Plat of real estate located within the corporate limits of the Town of Earlham, Iowa, and described as follows, to-wit:

> The North 340 Feet of the East 150 Feet of the West 530 Feet of the NW¼ of the SE¼, Section 6, Township 77 North, Range 28 West of the Fifth Principal Meridian, now being in and forming a part of the Town of Earlham, Madison County, Iowa, containing 1.17 acres, more or less.

and does hereby acknowledge and declare that the plat, attached hereto, of the above described real estate is to be known as HUNTER'S FIRST ADDITION to Earlham, Iowa, and which is a tract of land containing three lots numbered one to three as designated on said plat, and that said platting is done with the free consent and in accordance with the desire of Hunter Loan Company as proprietor, 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.

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 6th day of December, 1971.

HUNTER LOAN COMPANY

By Ralph B. Hunter
(Ralph B. Hunter, President)

By Hazel M. Ross
(Hazel M. Ross, Secretary)

IND. ✓
REC. ✓
PAGE ✓

STATE OF IOWA :
: SS
MADISON COUNTY :

On this 6th day of December A. D. 1971, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Ralph B. Hunter and Hazel M. Ross, to me personally known who, being by me duly sworn, did say that they are the president and secretary respectively, of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Ralph B. Hunter and Hazel M. Ross, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

H. Claude Peer

(H. Claude Peer
Notary Public in and for the
State of Iowa.

(S E A L)

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

December 3, 1971

Hunter Loan Company
Earlham, Iowa 50072

Gentlemen:

I have this day examined abstract of title from the date of the government entry to November 29, 1971 to the following described real property:

The North 340 Feet of the East 150 Feet of the West 530 Feet of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

In connection with such title, I find that Hunter Loan Company has good and merchantable title of record.

Respectfully submitted,

H. Claude Peer

H. Claude Peer

hcp:cm

FILED
1971 OCT 26 AM 9:37
MARGARET WHEELER
CLERK OF DISTRICT COURT
MADISON COUNTY, IOWA

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 Hunter Loan Company or against the following described real estate, to-wit:

The North 340 Feet of the East 150 Feet of the West 530 Feet of the NW¼ of the SE¼, Section 6, Township 77 North, Range 28 West of the Fifth Principal Meridian, now being in and forming a part of the Town of Earlham, Madison County, Iowa, containing 1.17 acres, more or less. ✓

Dated at Winterset, Iowa, this 26 day of October, 1971.

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

SEAL OF THE DISTRICT COURT IOWA (SEAL) MADISON COUNTY

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 Hunter Loan Company is the owner 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:

The North 340 Feet of the East 150 Feet of the West 530 Feet of the NW¼ of the SE¼, Section 6, Township 77 North, Range 28 West of the Fifth Principal Meridian, now being in and forming a part of the Town of Earlham, Madison County, Iowa, containing 1.17 acres, more or less.

Dated at Winterset, Iowa, this 26th day of October, 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 Hunter Loan Company, and there are no property taxes against the following described real estate to-wit:

The North 340 Feet of the East 150 Feet of the West 530 Feet of the NW¼ of the SE¼, Section 6, Township 77 North, Range 28 West of the Fifth Principal Meridian, now being in and forming a part of the Town of Earlham, Madison County, Iowa, containing 1.17 acres, more or less.

Dated at Winterset, Iowa, this 26 day of October, 1971.

Earl B. Frey
Treasurer of Madison County, Iowa

(S E A L)

MADISON COUNTY IOWA TREASURER

14-71

RESOLUTION NO. 14-71

BEING A RESOLUTION APPROVING THE PLAT OF HUNTER'S FIRST ADDITION TO EARLHAM, IOWA.

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

WHEREAS, Hunter Loan Company is the sole owner of all the land hereinafter described to be known as Hunter's First Addition to Earlham, Iowa; and

WHEREAS, it now appears that said owner 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 Earlha, 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 Hunter's First Addition to Earlham, Iowa, involving real estate situated in the Town of Earlham, Madison County, Iowa, described as follows, to-wit:

The North 340 Feet of the East 150 Feet of the West 530 Feet of the NW¼ of the SE¼, Section 6, Township 77 North, Range 28 West of the Fifth Principal Meridian, now being in and forming a part of the Town of Earlham, Madison County, Iowa, containing 1.17 acres, more or less.

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, certify this resolution and affix same to said plat.

TOWN SEAL EARLHAM IOWA

(Town Seal)

Raymond S. Flinn
Mayor
Town of Earlham, Iowa

Attest:

Carolyn Treadway
Clerk
Town of Earlham, Iowa

MOVED BY: Councilman Peterson

SECONDED BY: Councilman Schardein

That Resolution No. 14-71 be adopted.

VOTING AYE: Conrad, Jones, Love, Peterson, Schardein

VOTING NAY: None

ABSENT: None

The Mayor declared Resolution No. 14-71 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. 14-71 is a true and exact copy of said resolution, that said resolution was passed and adopted by the Town Council of the Town of Earlham, Iowa, at a regular meeting thereof on the 20th day of December, 1971.

Dated this 21st day of December, 1971.

Raymond S. Flinn
Mayor
Town of Earlham, Iowa

TOWN SEAL EARLHAM IOWA

(Town Seal)

Attest:

Carolyn Treadway
Carolyn Treadway
Clerk
Town of Earlham, Iowa