City of Winterset, Iowa #20 Filed for record the 2 day of January
To A. D. 1958 at 10:15 o'clock A. M.
Ray Leach & Eee $ 6.20
Helen Watts Mary E. Welty, Recorder

CERTIFICATE AS TO SALES OF REAL ESTATE
TO RAY LEACH and to HELEN WATTS

O. D. SIMMONS, City Clerk of the City of Winterset, Iowa,
to
RAY LEACH and to HELEN WATTS, and to THE PUBLIC

STATE OF IOWA, COUNTY OF MADISON, CITY OF WINTERSET,) ss:

I, O. D. Simmons, City Clerk of the City of Winterset, Iowa, hereby certify that I am the City Clerk of the City of Winterset, Iowa, and that I was the City Clerk of the City of Winterset, Iowa, at all times hereinafter referred to, and I further certify:

That on the 4th day of November, 1957, an ordinance bearing No. 121 of the City of Winterset, Iowa, was duly passed and adopted by the City Council of the City of Winterset, Iowa, and was approved by A. E. Emerson, Mayor of the City of Winterset, Iowa, on the 4th day of November, 1957, and that said ordinance was duly published in the Winterset Madisonain, a weekly newspaper published in and having general circulation in the City of Winterset, Iowa, as shown by the affidavit of publication on file in the office of this City Clerk, and as known by me to have been so published, and that a true and correct copy of said ordinance is attached hereto, marked Exhibit "A" and made part hereof;

and that on the 2nd day of December, 1957, resolutions were duly passed and adopted by the City Council of the City of Winterset, Iowa, and were approved by A. E. Emerson, Mayor

of the City of Winterset, Iowa, on the 2nd day of December, 1957, with reference to the sale to Ray Leach and the sale to Helen Watts of part of the alley vacated by said Ordinance No. 121, and that a true and correct copy of each resolution is attached hereto, marked Exhibit "B" and Exhibit "C" and made part hereof;

and that on the 4th day of December, 1957, and on the 11th day of December, 1957, a certain notice was published in said newspaper, the Winterset Madisonian, with reference to said sales, and that a copy of said notice is attached hereto, marked Exhibit "D" and made part hereof;

and that on the 23rd day of December, 1957, a resolution was duly passed and adopted by the City Council of the City of Winterset, Iowa, approving said sale to said Ray Leach and providing for deed, without warranty, to him, and that a true and correct copy of said resolution is attached hereto, marked Exhibit "E" and made part hereof, and that the real estate conveyed by said deed is the real estate in the City of Winterset, Iowa, which is described in said resolution, a copy of which is attached hereto, marked Exhibit "E" and made part hereof;

and that on the 23rd day of December, 1957, a resolution was duly passed and adopted by the City Council of the City of Winterset, Iowa, and approved by the Mayor of the City of Winterset, Iowa, approving said sale to said Helen Watts and providing for deed, without warranty, to her, and that a true and correct copy of said resolution is attached hereto, marked Exhibit "F" and made part hereof, and that the real estate conveyed by said deed is the real estate in the City of Winterset, Iowa, which is described in said resolution, a copy of which is attached hereto, marked Exhibit "F" and made part hereof.

WITNESS my hand as City Clerk of the City of Winterset, Iowa, and the Official Seal of the City of Winterset, Iowa, on the 2nd day of January, 1958.

O. D. Simmons City Clerk
of the City of Winterset, Iowa.

(CITY OF WINTERSET, IOWA, SEAL)

ORDINANCE NO. 121 EXHIBIT "A"

AN ORDINANCE vacating the alley running north and south in Block 17 of West Addition, in the City of Winterset, Iowa, between Lots 5, 6 and 7 on the west side of said alley and Lots 10, 9 and 8 on the east side of said alley, in said block.

BE IT ORDAINED by the City Council of the City of Winterset, Iowa:

Section One. That the alley running north and south in Block 17 of West Addition, in the City of Winterset, Iowa, between Lots 5, 6 and 7 on the west side of said alley, and Lots 10, 9 and 8 on the east side of said alley, in said block, be and the same is hereby vacated as a public alley, and there shall be no rights of public travel or passage in, upon, through, across or over the same, and that any and all duties of maintaining the same as a public alley are terminated, and any and all rights of the public therein as a public alley are terminated, and all rights of public use thereof are terminated, and said alley as above described is hereby officially vacated, and that the same shall no longer be a platted alley in the City of Winterset, Iowa.

Section Two. That this action is taken with the written consent of all owners of real estate abutting upon said alley which is hereby vacated, and the spouses of those who have spouses, who have waived any claim or claims for damages because of the vacating of said alley.

Section Three. That this ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Section Four. That this ordinance and a showing of its adoption and publication be certified by the City Clerk to the County Recorder of Madison County, Iowa, for filing and recording in that office.

Passed and adopted and approved this 4th day of November, 1957.

A. E. Emerson Mayor
of the City of Winterset, Iowa

Attest: O. D. Simmons
City Clerk of the City of Winterset, Iowa

(CITY OF WINTERSET, IOWA SEAL)

RESOLUTION: Sale of Alley Real Estate to Ray Leach

EXHIBIT "B"

WHEREAS, the City of Winterset, Iowa, has heretofore vacated the alley running north and south in Block 17 of West Addition, in the City of Winterset, Iowa, between Lots 5, 6 and 7 on the west side of said alley and Lots 10, 9 and 8 on the east side of said alley, and

WHEREAS, Ray Leach of Winterset, Iowa, has made an offer of $35.00 (Thirty-five) for the south 99 feet of the area which was said alley before it was vacated, that is, for the tract of real estate bounded by and included within a line running as follows: Commencing at the southwest corner of Lot 8 in Block 17, of West Addition in the City of Winterset, Iowa, running thence north 99 feet, thence west 16½ feet, thence south 99 feet to the southeast corner of Lot 7 in said Block 17, thence east 16½ feet to the place of beginning, subject to any easements therein or thereon now existing for any municipal electrical lines or poles or other equipment for use in connection therewith, or any underground drainage lines in, through or under said tract, whether public or private, and with the provisons that the City of Winterset, Iowa, will make conveyance of said real estate to said Ray Leach by deed without warranty, and without furnishing any abstract of title to said real estate, and,

WHEREAS, SAID real estate is not required for any municipal purpose nor for any public use, and,

WHEREAS, said offer of Ray Leach is the best offer therefor which has been received, and is a fair and reasonable offer therefor, and the sale of said tract to said Ray Leach on said terms is for the best interests of the City of Winterset, Iowa, and is believed to be on the best terms obtainable,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa: That the City of Winterset, Iowa, acting through its City Council, proposes to dispose of said real estate to said Ray Leach on his said offer, and accepts said offer of Ray Leach, and agrees to sell said tract of real estate to said Ray Leach on said terms, subject to the provisions of Sections 638.39 and 638.40 of the Code of Iowa, and hearing on the proposal to sell said tract to said Ray Leach on said terms is fixed to be held on the 23rd day of December, 1957, at 7:30 o'clock P. M., before the City Council of the City of Winterset, Iowa, at its regular meeting place in its Council Chamber in the City of Winterset, Iowa, at which time and place this City Council will meet, and the City Clerk of the City of Winterset, Iowa, is ordered to give notice of such hearing, by order of this City Council, and cause the same to be published by publication, once each week for two consecutive weeks, in the Winterset Madisonian, a weekly newspaper, published in Winterset, Iowa, the last publication of which shall be not less than ten days before said meeting date of December 23, 1957.

On roll call the members of the City Council voted as follows:

Clarence Johnson	Yes	A. C. Brittain	Yes
Lowell L. Olson	Yes	Charles E. Tucker, Jr.	Absent

Approved by me this 2nd day of December, 1957.

A. E. Emerson Mayor,
City of Winterset, Iowa

Attest: O. D. Simmons City Clerk
Winterset, Iowa

(CITY OF WINTERSET, IOWA SEAL)

RESOLUTION: Sale of Alley Real Estate to Helen Watts

EXHIBIT "C"

WHEREAS the City of Winterset, Iowa, has heretofore vacated th alley running north and south in Block 17 of West Addition, in the City of Winterset, Iowa, between Lots 5, 6 and 7 on the west side of said alley and Lots 10, 9 and 8 on the east side of said alley, and,

WHEREAS, this City Council has before it the proposal to sell to Helen Watts of Winterset,

Iowa, for the price of $35.00 (Thirty-five Dollars) for the north 99 feet of the area which was said alley before it was vacated, that is, for the tract of real estate bounded by and included within a line running as follows:

Commencing at the northwest corner of Lot 10 in Block 17 of West Addition in the City of Winterset, Iowa, running thence west 16½ feet to the northeast corner of Lot 5 in said Block 17, thence south 99 feet, thence east 16½ feet, thence north 99 feet to the place of beginning, subject to any easements therein or thereon now existing for any municipal electrical lines or poles or other equipment for use in connection therewith, or any undergound drainage lines in, through or under said tract, whether public or private, and with the provisions that the City of Winterset, Iowa, will make conveyance of said tract by deed without warranty, and without furnishing any abstract of title to said real estate, and,

WHEREAS, said real estate is not required for any municipal purpose nor for any public use, and,

WHEREAS, the proposal to sell said real estate to said Helen Watts on said terms, is on the best terms obtainable, and on fair and reasonable terms therefor, and is for the best interests of the City of Winterset, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa: That the City of Winterset, Iowa acting through its City Council, proposes to dispose of said real estate to said Helen Watts on said terms, and agrees to sell said tract to said Helen Watts on said terms, subject to the provisions of Sections 638.39 and 638.40 of the Code of Iowa, and hearing on the proposal to sell said tract to said Helen Watts on said terms is fixed to be held on the 23rd day of December, 1957, at 7:30 o'clock P. M., before the City Council of the City of Winterset, Iowa, at its regular meeting place in its Council Chamber in the City of Winterset, Iowa, at which time and place the City Council will meet, and the City Clerk of the City of Winterset, Iowa, is ordered to give notice of such hearing, by order of this City Council, and cause the same to be published, by publication, once each week for two successive weeks, in the Winterset Madisonian, a weekly newspaper published in Winterset, Iowa, the last publication of which shall be not less than ten days before said meeting date of December 23, 1957.

On roll call the members of the City Council voted as follows:

Clarence Johnson	Yes	A. C. Brittain	Yes
Lowell L. Olson	Yes	Charles E. Tucker, Jr.	Absent

Approved by me this 2nd day of December, 1957.

Attest: O. D. Simmons
City Clerk, Winterset, Iowa

A. E. Emerson Mayor
City of Winterset, Iowa

(CITY OF WINTERSET, IOWA SEAL)

NOTICE OF PROPOSALS TO DISPOSE OF CITY REAL ESTATE EXHIBIT "D"

Notice is hereby given that the City of Winterset, Iowa, proposes to dispose of certain real estate in the City of Winterset, Iowa, which was formerly platted as an alley, and which has been vacated as an alley, as follows: by selling and conveying to Ray Leach, of Winterset, Iowa, the real estate bounded by and included within a line running as follows: Commencing at the Southwest corner of Lot 8 in Block 17 of West Addition in the City of Winterset, Iowa, running thence North 99 feet, thence West 16½ feet, thence South 99 feet to the Southeast corner of Lot 7 in said Block 17, thence East 16½ feet to the place of beginning, for the price of $35.00, and by selling and conveying to Helen Watts, of Winterset, Iowa, the real estate bounded by and included within a line running as follows: Commencing at the Northwest corner of Lot 10 in Block 17 of West Addition in the City of Winterset, Iowa, running thence West 16½ feet to the Northeast corner of Lot 5 in said Block 17, thence South 99 feet, thence East 16½ feet, thence North 99 feet to the place of beginning, for the price of $35.00; with

conveyance on each of said sales to be made by deed without warranty, and without furnishing any abstract of title, with possession to be given upon final approval of such sales is given after hearing under Section 368.39 of the Code of Iowa, and each of said tracts of real estate being sold subject to any easements therein or thereon now existing for any municipal electric lines or poles or other equipment for use in connection therewith, or any underground drainage lines in, through or under the same, whether public or private.

And notice is further given that at a meeting of the City Council of the City of Winterset, Iowa, to be held on December 23, 1957, at 7:30 o'clock P.M., at the regular meeting place of said City Council in its Council Chamber in the City building located at the northeast corner of the intersection of East Jefferson Street and North First Street in said City of Winterset, Iowa, said City Council will hear any objections thereto and will take final action on said proposals to dispose of each of said tracts of real estate by sales on said terms.

This notice is given by order of the City Council of the City of Winterset, Iowa.

O. D. Simmons, City Clerk
of the City of Winterset, Iowa.

RESOLUTION---SALE OF REAL ESTATE TO RAY LEACH EXHIBIT "E"

WHEREAS, the City of Winterset, Iowa, as owner of certain real estate in the City of Winterset, Iowa, which was formerly platted as an alley, and which has been vacated as an alley, and which is described as follows: a tract of real estate bounded by and included within a line running as follows: Commencing at the Southwest corner of Lot 8 in Block 17 of West Addition in the City of Winterset, Iowa, running thence North 99 feet, thence West 16½ feet, thence South 99 feet to the Southeast corner of Lot 7 in said Block 17, thence East 16½ feet to the place of beginning, received an offer from Ray Leach of Winterset, Iowa, for the purchase by him of said tract of real estate for the price of $35.00, with conveyance to be made by deed without warranty, and without furnishing any abstract of title, with possession to be given upon final approval of such sale after hearing under Section 368.39 of the Code of Iowa, said tract to be sold subject to any easements therein or thereon now existing for any municipal electric lines or poles or other equipment for use in connection therewith, or any underground drainage lines in, through or under the same, whether public or private, and,

WHEREAS, hearing on the proposal to sell and convey said real estate to said Ray Leach on said terms was set for December 23, 1957, at 7:30 o'clock P. M., before this City Council, and it is now past the time fixed therefor, and,

WHEREAS, no objection thereto has been made or filed by anybody, and,

WHEREAS, all owners of property abutting upon the alley which existed in said tract before the same was vacated, have, in writing, consented to the vacating of such alley, and waived any claim or claims for damages of any kind because of the vacating of the same, and consented to the sale of said real estate by the City of Winterset, as shown by the written instrument executed by such property owners on file in the office of the City Clerk of this City, and,

WHEREAS, this City Council considers that such transaction should be completed,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINTERSET, IOWA:

That the sale and conveyance of said real estate to said Ray Leach on said terms, be and is hereby approved, and that this constitutes a final approval after hearing under Section 368.39 of the Code of Iowa, and that the City of Winterset, Iowa, sell and convey said real estate to said Ray Leach on said terms, and that the Mayor of the City of Winterset, Iowa, is authorized and directed to make and execute a deed, without warranty of any kind, conveying said real estate to said Ray Leach, and the City Clerk of this City is authorized and directed to attest the same, and delivery of such deed is authorized and directed, in consideration of the payment of the purchase price.

On roll call the members of the City Council voted as follows:

Clarence Johnson	Yes	A. C. Brittain	Yes
Lowell L. Olson	Yes	Charles E. Tucker, Jr.	Yes

Approved by me this 23rd day of December, 1957.

(Signed) A. E. Emerson, Mayor
of the City of Winterset, Iowa.

Attest:
(Signed) O. D. Simmons City Clerk
of the City of Winterset, Iowa.

RESOLUTION---SALE OF REAL ESTATE TO HELEN WATTS EXHIBIT "F"

WHEREAS, the City of Winterset, Iowa, as owner of certain real estate in the City of Winterset, Iowa, which was formerly platted as an alley, and which has been vacated as an alley, and which is described as follows: a tract of real estate bounded by and included within a line running as follows: Commencing at the Northwest corner of Lot 10 in Block 17 of West Addition in the City of Winterset, Iowa, running thence West 16½ feet to the Northeast corner of Lot 5 in said Block 17, thence South 99 feet, thence East 16½ feet, thence North 99 feet to the place of beginning, received an offer from Helen Watts of Winterset, Iowa, for the purchase by her of said tract of real estate for the price of $35.00, with conveyance to be made by deed without warranty, and without furnishing any abstract of title, with possession to be given upon final approval of such sale after hearing under Section 368.39 of the Code of Iowa, said tract to be sold subject to any easements therein or thereon now existing for any municipal electric lines or poles or other equipment for use in connection therewith, or any underground drainage lines in, through or under the same, whether public or private, and,

WHEREAS, hearing on the proposal to sell and convey said real estate to said Helen Watts on said terms was set for December 23, 1957, at 7:30 o'clock P.M., before this City Council, and it is now past the time fixed therefor, and,

WHEREAS, no objection thereto has been made or filed by anybody, and,

WHEREAS, all owners of property abutting upon the alley which existed in said tract before the same was vacated, have, in writing, consented to the vacating of such alley, and waived any claim or claims for damages of any kind because of the vacating of the same, and consented to the sale of said real estate by the City of Winterset, as shown by the written instrument executed by such property owners on file in the office of the City Clerk of this City, and,

WHEREAS, this City Council considers that such transaction should be completed,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINTERSET, IOWA:

That the sale and conveyance of said real estate to said Helen Watts on said terms, be and is hereby approved, and that this constitutes a final approval after hearing under Section 368.39 of the Code of Iowa, and that the City of Winterset, Iowa, sell and convey said real estate to said Helen Watts on said terms, and that the Mayor of the City of Winterset, Iowa, is authorized and directed to make and execute a deed, without warranty of any kind, conveying said real estate to said Helen Watts, and the City Clerk of this City is authorized and directed to attest the same, and delivery of such deed is authorized and directed, in consideration of the payment of the purchase price.

On roll call the members of the City Council voted as follows:

Clarence Johnson	Yes	A. C. Brittain	Yes
Lowell L. Olson	Yes	Charles E. Tucker, Jr.	Yes

Approved by me this 23rd day of December, 1957.

(Signed) A. E. Emerson Mayor
of the City of Winterset, Iowa

Attest:
(Signed) O. D. Simmons City Clerk
of the City of Winterset, Iowa

COMPARED