

Recorded: 9/14/2023 at 2:36:18.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2282

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: R.J. Longmuir, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: Nicholas Peterson and Cassie Jo LuGrain, 105 Marion St. SW, Hopkinton, IA 52237

Return Document To: R.J. Longmuir, 309 First St. E, Independence, Iowa 50644

Grantors: City of Hopkinton, Iowa

Grantees: Nicholas Peterson and Cassie Jo LuGrain

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, City of Hopkinton, Iowa, an Iowa Municipal Corporation, organized and existing under the laws of Iowa, does hereby Convey to Nicholas Peterson and Cassie Jo LuGrain, a as joint tenants with rights of survivorship, all title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

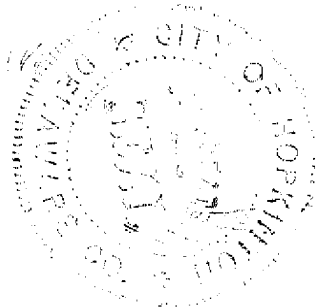
This deed is exempt according to Iowa Code 428A.2(21).

1. The Southerly portion of the Alley adjacent to Lots Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12); Block Three (3), Hopkinton, Iowa, according to plat recorded in Book B.L.D., Page 583 with the Office of the Delaware County Recorder.
2. The City of Hopkinton shall retain any and all existing easements for utilities, and necessary maintenance of said utilities.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9-13-2023



City of Hopkinton, Iowa, an Iowa Municipal Corporation

By Julie Davis
Julie Davis, Mayor Pro Tem

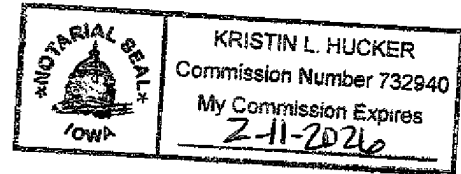
By Sarah Helle
Sarah Helle, City Clerk

STATE OF IOWA, COUNTY OF DELAWARE

On this 13th day of September, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Julie Davies and Sarah Helle, to me personally known, who did say that they are the Mayor Pro Tem and City Clerk, respectively, of the City of Hopkinton, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed (and sealed) on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 18-2023 passed by Resolution of the City Council

under Roll Call No. 18-2023 of the City Council on the 12th day of June, 2023,
and Julie Davis and Sarah Helle acknowledged the execution of the instrument to be their voluntary act
and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Kristin L. Hacker
Signature of Notary Public



RESOLUTION NO.18-2023

RESOLUTION APPROVING VACATING ALLEY AND DISPOSITION OF REAL ESTATE

WHEREAS, the City Council for the City of Hopkinton, Iowa, is considering the disposition of real estate otherwise known as

All of Alley in Block Three (3), Hopkinton, Iowa, according to plat recorded in Book B L.D., Page 583.

WHEREAS, the City Council has determined that the City of Hopkinton, Iowa, would benefit by conveyance and vacation of the real estate described above; and

WHEREAS, a public hearing was held on the 12th day of June, 2023 at City Council Chambers, City Hall, Hopkinton, Iowa following publication of notice of the public hearing as required by Iowa Code to consider the proposed disposition of real estate.

WHEREAS, the City Council determined that a portion of the alley needs to be retained by the City for purposes relating to stormwater utilities; and

WHEREAS, the City Council determined that the disposition of the remainder property is in the best interests of the City, that the City has no reason to continue owning the alley.; and

WHEREAS upon the close of the public hearing the City Council approved the vacation, sale and disposition of the real estate on the terms set forth below:

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Hopkinton, Iowa:

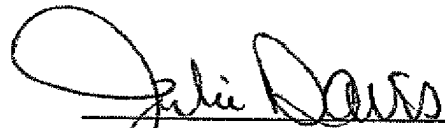
1. The Public Hearing on the aforesaid proposal for vacation and disposal of a City alley was held on 12th day of June, 2023 at 7:00 P.M. in the City Council Chambers in the City of Hopkinton, Iowa and a hearing was also held to consider disposition of said property. The City Council proposes to convey the described property as follows below:
 1. Transfer of vacated alley in Block Three (3), Hopkinton, Iowa, according to plat recorded in Book B L.D., page 583 as follows:
 - i. Rick Kramer will receive: The Northerly portion of Alley adjacent to Lots One (1), Two (2), Three (3), Four (4), and Five (5), Block Three (3), Hopkinton, Iowa, according to plat recorded in Book B L.D., Page 583.
 - ii. Nicholas Peterson and Cassie Jo LuGrain will receive: the Southerly portion of Alley adjacent to Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block three (3), Hopkinton, Iowa, according to plat recorded in Book B L..D., Page 583.

By Quit Claim Deed for the sum of \$1.00.

2. The City Council discussed the terms of vacation, disposition and acquisition of the alley and determined said agreement is in the best interests of the City and approved the agreement accordingly.

3. The Mayor and City Clerk are authorized and directed to proceed with the sale of the vacated alley pursuant to the terms of this resolution.

Passed and approved this 12th day of June, 2023.


Julie Davis, Mayor Pro Tem

ATTEST:


Sarah Helle, City Clerk

Notarization

State of Iowa, Delaware County, ss:

I, Cathy Harris, being duly sworn, state that I am the publisher of The Delaware County Leader, a newspaper published at Hopkinton, Delaware County, Iowa, and the attached notice was published in said newspaper for one consecutive week(s) beginning May 30, 2023 and ending same, 20

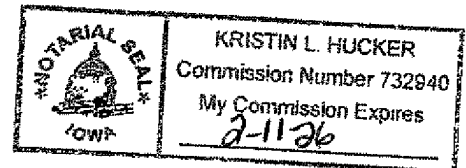
PRINTER'S FEES \$ 15.55

Cathy S Harris

Subscribed in my presence and sworn to before me by Cathy Harris on this 1st day of June, 2023.

Kristin L. Hucker

Notary Public



Legal Notice -- City of Hopkinton

NOTICE OF PUBLIC HEARING TO CONSIDER VACATION OF ALLEY & DISPOSAL OF INTEREST IN REAL ESTATE

CITY OF HOPKINTON, IOWA

THE CITY COUNCIL for the City of Hopkinton, Iowa has set a public hearing for June 12, 2023 at 7:00 P.M. to take place at City Hall, Hopkinton, Iowa to consider vacation of the following alley:

All of Alley in Block Three (3), Hopkinton, Iowa, according to plat recorded in Book B L D., Page 583.

The City Council will also consider disposition of the City's interest in said lots at this hearing.

Sarah Helle, CMC, City Clerk
City Of Hopkinton, IA
115 First St SE
Hopkinton, Iowa 52237