

Recorded: 1/31/2024 at 10:46:24.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 238

Prepared By/Return to: Douglas D. Herman, Lynch Dallas, P.C. 526 Second Avenue SE,
Cedar Rapids, IA 52401 Phone: (319) 365-9101
Taxpayer Information: City of Ryan, Iowa 405 Franklin St., Ryan, IA 52330

STATE OF IOWA)
) § **AFFIDAVIT**
COUNTY OF DELAWARE)

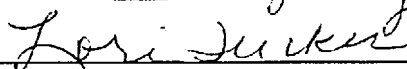
I, Lori Tucker, first being duly sworn on oath, depose and state as follows:

- 1) I am the City Clerk/Treasurer for the City of Ryan, Iowa and have held that position since February 3, 2020, and continue to hold that position at this time.
- 2) That on July 14, 2022 the City Council scheduled a Public Hearing to consider the sale of City owned property, said Public Hearing scheduled for August 11, 2022, the legal description of the subject property being as follows:

Parcel 2022-91; in the Southwest Quarter of the Northwest
Quarter Section 13, Township 87 North, Range 6 West of the 5th
P.M., City of Ryan, Delaware County, Iowa

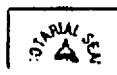
- 3) That notice of the August 11, 2022 Public Hearing was published in the Manchester Press on August 3, 2022, as shown by the Affidavit of Publication attached hereto.
- 4) That on August 11, 2022 the City Council held a Public Hearing to consider the sale of City owned property.
- 5) That on August 11, 2022 the Council approved the attached Resolution, #20-22-7 authorizing the sale of City owned property.
- 6) That the attached documents are true and correct copies of the above-referenced documents.

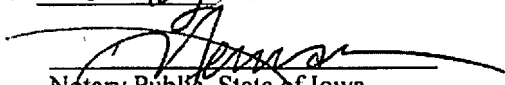
Signed and dated this 29 day of January, 2024.



Lori Tucker, City Clerk

Subscribed and sworn to before me by Lori Tucker, in her capacity as City Clerk of the City of Ryan, Iowa on this 29th day of January, 2024.

 DOUGLAS D. HERMAN
Commission Number 175238
My Commission Expires
8/27/2024



Notary Public, State of Iowa

STATE OF IOWA
DUBUQUE COUNTY SS:

CERTIFICATE OF PUBLICATION

I, Tiffany Lott, of Woodward Communications, Inc., an Iowa corporation, publisher of the Manchester Press, a newspaper of general circulation published in the City of Manchester, County of Delaware and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following

dates 8-3 2022
and for which the charge is \$ 21.26

[Signature]

Subscribed to before me, a Notary Public in and for Delaware County, Iowa, this 3rd day of Aug 20 22.



[Signature]
Notary Public in and for Delaware County, Iowa

**CITY OF RYAN, IA
NOTICE OF PUBLIC HEARING ON
THE PROPOSED SALE OF CITY
OWNED REAL ESTATE**

Notice is hereby given that the City of Ryan, Delaware County, Iowa, proposes to sell the following described real estate situated in the City of Ryan:
Parcel 2022-91; In the Southwest Quarter of the Northwest Quarter Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa

The above parcel is approximately 30' wide by 181' long and fronts on Iowa Street. A copy of the Plat of Survey to the parcel may be reviewed at Ryan City Hall.

The City Council will accept bids from the public through August 10, 2022 at 2:00 p.m. All bids shall be sealed and submitted to City Hall by regular mail or by delivery to City Hall during regular business hours, and received by the above date and time. Bids shall include an offer to buy for a fixed dollar amount and shall also include a description of the intended use of the property. Bids will be opened shortly after the bid submission deadline.
The City Council has scheduled,

and will hold a Public Hearing on the proposed sale of the property on August 11, 2022 at 5:30 p.m. during the regular Council meeting of the City of Ryan, at 405 Franklin Street, Ryan, IA 52330. The Council will accept public comment and consider the contents of the bids received. The Council will consider the purchase price offered as well as the proposed use of the property. After acceptance of public comment, if any, and closing of the public hearing the City Council may take action to approve the sale of the property. The sale may or may not be to the highest bidder as the Council will also take into account the proposed use and long term benefit of the proposed use to the community.

Submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office during regular business hours, by mailing to the City of Ryan, Attn. City Clerk, 405 Franklin Street, Ryan, Iowa 52330, or by email to City Clerk Lori Tucker.

Lori Tucker, City Clerk
City of Ryan, Iowa
city@iowatelecom.net
Phone: 563.932.2051
8-3

RESOLUTION # 20-22-7
A RESOLUTION AUTHORIZING SALE OF CITY OWNED REAL

WHEREAS, the City of Ryan, Iowa owns the following described property:

Parcel 2022-91; in the Southwest Quarter of the Northwest Quarter Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa

WHEREAS, the City Council previously determined that the City did not have a continuing use for the above property and that the sale of said property would, therefore, be in the best interest of the City, and

WHEREAS, the Council previously scheduled a Public Hearing on the proposed sale of the property for August 11, 2022 at 5:30 p.m., during the regular City Council meeting to be held in the City Council Chambers, Ryan, Iowa, and

WHEREAS, notice of the Public Hearing was published in the *Manchester Press* on ~~July~~ ^{Aug} 3, 2022, consistent with the requirements of §364.7 and §362.3 of the Iowa Code, and

WHEREAS, the City received the following bid for the property:

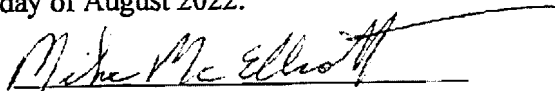
1. Mike Coxcoran + Matt Marbach
and

WHEREAS, the Mayor opened the Public Hearing, accepted public comment, received and considered any written comments received in advance of the Public Hearing, and upon the conclusion of the receipt of comments closed the public hearing, and

WHEREAS, the Council discussed the bids received, the proposed sale of said real estate in consideration of the public comments, if any, and determined that it was in the best interests of the City to sell said parcel to the high bidder as noted above, for the total sum of \$ 1150⁰⁰.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RYAN, IOWA that the property legally described above shall be sold to Coxcoran/Marbach for the sum of \$ 1150⁰⁰, that the property will be transferred as is to the buyer by Quit Claim Deed and that the City will not provide an abstract of title to the property, the City Clerk being herety directed to work with the City Attorney to prepare the necessary transfer documents.

PASSED and APPROVED this 11 day of August 2022.



Mayor Pro Tem

ATTEST:

Lori Tucker
Lori Tucker
City Clerk