



Book 2026 Page 323  
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Date 2/10/2026 Time 1:13:42PM  
Rec Amt \$27.00 Aud Amt \$5.00

**Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA**

**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:** Daniel J Zittelman and Joan Marie Zittelman 414 12<sup>th</sup> Ave SE Dyersville, IA 52040

**Return Document To:** Daniel J Zittelman and Joan Marie Zittelman 414 12<sup>th</sup> Ave SE Dyersville, IA 52040

**Grantors:** City of Masonville, Iowa

**Grantees:** Daniel J Zittelman and Joan Marie Zittelman

**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 Masonville, Iowa, an Iowa Municipal Corporation, organized and existing under the laws of Iowa, does hereby Convey to Daniel J and Joan Marie Zittelman husband and wife, as joint tenants with rights of survivorship and not as tenants in common all our right, 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 South half of the portion of the vacated alley lying North of and adjacent to Lot 2, Steven's Addition to Masonville, Delaware County, Iowa, according to the plat recorded in Book 15, L.D., Page 189.
2. The City of Masonville shall retain any and all existing easements for utilities, and necessary maintenance of said utilities.

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: 2/10/2026.

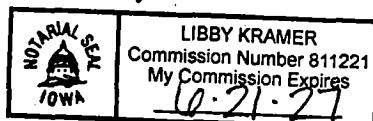
City of Masonville, Iowa, an Iowa Municipal Corporation

By Bill Alden  
Bill Alden, Mayor

By Marge Letts  
Marge Letts, City Clerk

STATE OF IOWA, COUNTY OF DELAWARE

On this 10<sup>th</sup> day of February, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bill Alden and Marge Letts, to me personally known, who did say that they are the Mayor and City Clerk, respectively, of the City of Masonville, 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. 0922-1 passed by Resolution of the City Council under Roll Call No. 3-0 of the City Council on the 12th day of September, 2022, and Bill Alden and Marge Letts 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.



Libby Kramer  
Signature of Notary Public

*City of Masonville*  
*Notice of Public Hearing*

The City of Masonville shall hold a public hearing to discuss vacating The North half of the portion of the vacated alley lying South of and adjacent to Lot 3, Steven's Addition to Masonville, Delaware County, Iowa, according to the plat recorded in Book 15, L.D., Page 189.

And the South half of the portion of the vacated alley lying North of and adjacent to Lot 2, Steven's Addition to Masonville, Delaware County, Iowa, according to the plat recorded in Book 15, L.D., Page 189.

On November 10, 2025 at 6:30pm at the Masonville Council Chambers 606 Gordon St. Masonville, IA 50654

## **RESOLUTION NO. 1125-1**

### **RESOLUTION APPROVING THE VACATION AND DISPOSITION OF REAL ESTATE**

WHEREAS the City Council for the city of Masonville, Iowa has considered the disposition of real estate otherwise known as:

1. The North half of the portion of the vacated alley lying South of and adjacent to Lot 3, Steven's Addition to Masonville, Delaware County, Iowa, according to the plat recorded in Book 15, L.D., Page 189.
2. The South half of the portion of the vacated alley lying North of and adjacent to Lot 2, Steven's Addition to Masonville, Delaware County, Iowa, according to the plat recorded in Book 15, L.D., Page 189.

WHEREAS the City Council has determined that the disposition would serve the following purpose(s):

1. The street, alley, portion thereof, or any public ground proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified
2. The proposed vacation will not deny owners of property abutting on the street or alley reasonable access to their property.

WHEREAS the City Council for the City of Masonville, Iowa, held a public hearing following posting of notice of public hearing as required by Iowa Code to consider the disposition of real estate upon the terms set forth herein; and

WHEREAS upon close of the public hearings the City Council approved the sale and disposition of the above described real estate on the terms set forth below:

1. The City of Masonville shall retain an easement for utilities, drainage, and sanitary sewer for each vacated section.
2. The property owners will be responsible for the legal fees not to exceed \$120.00 per deed, and recording fees.

**IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASONVILLE, IOWA:**

1. That a public hearing on the aforesaid proposal for vacation of city street was held on the 10<sup>th</sup> day of November, 2025, at 6:30 o'clock P.M. in the City Council chambers in the city of Masonville, Iowa, and at that time a hearing was also held to consider disposition of said

property. The City Council proposes to convey the above described property and in return for such conveyance receive property all pursuant to the terms of the agreement attached hereto and by this reference made a part hereof.

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

Passed this 10thday of November, 2025.

Bill Alden  
Bill Alden, Mayor

ATTEST:

Marge Letts  
Marge Letts, City Clerk