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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared by and return to:
Kelley L Brown, City Administrator
City of Winterset
124 W. Court Avenue
Winterset IA 50273
515-462-1422

CERTIFICATION

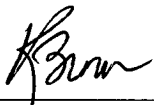
The undersigned, the duly appointed and acting City Administrator of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of Clerk of the City of Winterset, Iowa.

1. Certification of City of Winterset, Iowa proposing to convey real estate and setting public hearing on the proposal;
2. Notice of Hearing on Proposed Conveyance of Real Estate by City of Winterset, Iowa;
3. Resolution Approving the Conveyance of Real Estate; and,
4. The Affidavit of Publication from the Winterset Madisonian.

The undersigned further certifies the Resolutions described above were duly passed by the Council and approved by the Mayor on the dates shown thereon.

The undersigned further certifies the Notice of Hearing was duly and timely published in the Winterset Madisonian in accordance with the Affidavit attached hereto.

Dated on this 23 day of MARCH, 2020 at Winterset, Iowa.



Kelley L Brown
City Administrator
City of Winterset, Iowa

CERTIFICATION
CERTIFICATION OF PROCEEDINGS APPROVING PRE-AGREEMENT, PROPOSING TO
CONVEY REAL ESTATE AND SETTING DATE FOR PUBLIC HEARING ON THE PROPOSAL

WHEREAS, the City of Winterset proposes to dispose of its interest in certain real estate legally described as:

Lot Seven (7) in Block Three (3) of T.D. Jones' Addition to the Town of Winterset, Madison County, Iowa;

AND

The East 45 feet of Lot Six (6) in Block Three (3) of T.D. Jones' Addition to the town of Winterset, Madison County, Iowa,

Lot Seven (7) in Block Fifteen (15) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa;

WHEREAS, the City proposes to convey title of the real estate by Warranty Deed to the Stro-Max Construction, Inc. Steven Maxwell, President.

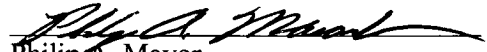
WHEREAS, Iowa Code Section 364.7 requires a public hearing be held on the proposal to convey the City's interest in real estate.

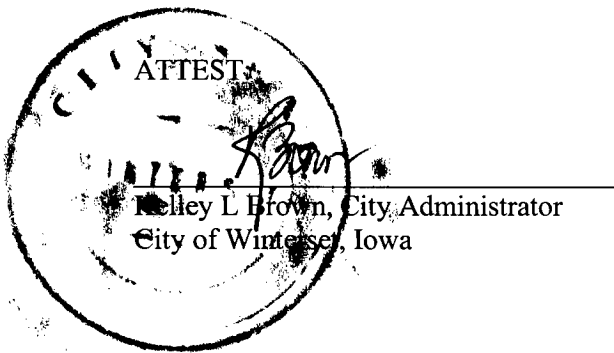
WHEREAS, an agreement has been approved that sets the conditions of the conveyance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa that the proposal is hereby made to convey to the described real estate upon the terms and conditions above provided.

BE IT FURTHER RESOLVED that a public hearing before the City Council on this proposal shall be held on march 23, 2020 at 7:00 o'clock p.m., at the City Hall in Winterset, Iowa, located at 124 W. Court Avenue, Winterset, Iowa.

Passed and approved this 2nd day of March, 2020.


Philip A. Mayor
City of Winterset, Iowa



RESOLUTION 2020-10

RESOLUTION APPROVING THE CONVEYANCE OF REAL ESTATE

WHEREAS, the City Council of the City of Winterset, Iowa has proposed the conveyance of the following described real estate:

Lot Seven (7) in Block Three (3) of T.D. Jones' Addition to the Town of Winterset, Madison County, Iowa;

AND

The East 45 feet of Lot Six (6) in Block Three (3) of T.D. Jones' Addition to the town of Winterset, Madison County, Iowa,

Lot Seven (7) in Block Fifteen (15) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa;

WHEREAS, the City has proposed to convey title of the real estate by Warranty Deed to Stro-Max Construction, Inc. Steven Maxwell President.

WHEREAS, the City Council set March 23, 2020 as the date for a public hearing upon the proposed conveyance of real estate pursuant to Iowa Code Section 364.7;

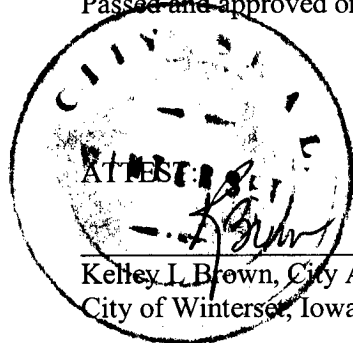
WHEREAS, notice of the hearing has been timely published as provided by Iowa Code Section 362.3 in the Winterset Madisionian, a newspaper published weekly and having general circulation in the City, as evidenced by the Affidavit of Publication from the Madisionian on file in the Office of the City Administrator.

WHEREAS, the public hearing has been held and all interested persons have been heard on the proposal,

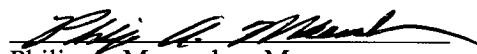
NOW, THEREFORE, BE IT RESOLVED that the proposed conveyance of real estate described above be and is hereby approved in all respects as provided by the prior Resolution of the City Council of Winterset, Iowa.

BE IT FURTHER RESOLVED that the Mayor and City Administrator be and are hereby authorized and directed to take all necessary steps to complete this transaction including, but not limited to, the tender of a W Deed to Stro-Max Construction, Inc. Steven Maxwell President.

Passed and approved on this 23rd day of March, 2020.



Kelley L. Brown, City Administrator
City of Winterset, Iowa


Philip A. Macumber, Mayor
City of Winterset, Iowa

NOTICE OF HEARING ON PROPOSED CONVEYANCE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that a public hearing before the City Council of the City of Winterset, Iowa will be held on the 23rd, day of March, 2020 at 7:00 o'clock PM, at the City Hall in Winterset, Iowa located at 124 West Court Avenue, Winterset, Iowa on a proposal to convey title of real estate legally described as:

Lot Seven (7) in Block Three (3) of T.D. Jones' Addition to the Town of Winterset, Madison County, Iowa;

AND

The East 45 feet of Lot Six (6) in Block Three (3) of T.D. Jones' Addition to the town of Winterset, Madison County, Iowa,

Lot Seven (7) in Block Fifteen (15) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa;

The City proposes to convey title of the real estate by Warranty Deed to: Stro-Max Construction, Inc., Steven Maxwell, President. Under but not limited to the following conditions:

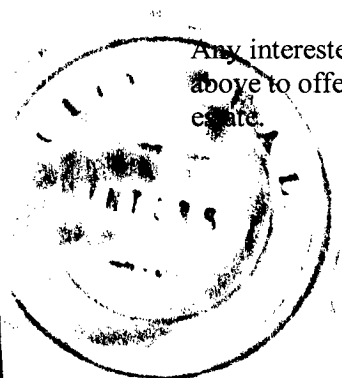
DEMOLITION OF STRUCTURES. BUYER agrees to complete demolition of all structures located the properties being conveyed and remove all debris from the properties being conveyed within sixty (60) days of Closing.

CONSTRUCTION. BUYER agrees to construct a single-family residence on each property being conveyed. Construction of the first single family residence shall be completed within six (6) months of Closing. Construction of the second single family residence shall be completed with eighteen (18) months of Closing. The BUYER retains complete control and discretion regarding the order in which construction is completed on the properties being conveyed.

LOW AND MODERATE INCOME. The construction and future sale of the single family residences constructed on the properties by BUYER shall meet all requirements of housing for low and moderate income residents, including but not limited to the properties and residences each being sold at a price affordable to low and moderate income residents and the properties, after construction of the single family residences is complete, each being conveyed by BUYER to a resident whose meets low and moderate income criteria.

Any interested person may appear and be heard at the public hearing at the time, date and place described above to offer objections or comments to the City Council on the proposed conveyance of City owned real estate.

Kelley L Brown
City Administrator
City of Winterset, Iowa



STATE OF IOWA
SS
MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

Notice Of Hearing On Proposed Conveyance Of Real Estate

NOTICE IS HEREBY GIVEN that a public hearing before the City Council of the City of Winterset, Iowa will be held on the 23rd, day of March, 2020 at 7:00 'clock PM, at the City Hall in Winterset, Iowa located at 124 West Court Avenue, Winterset, Iowa on a proposal to convey title of real estate legally described as:

Lot Seven (7) in Block Three (3) of T.D. Jones' Addition to the Town of Winterset, Madison County, Iowa;

AND

The East 45 feet of Lot Six (6) in Block Three (3) of T.D. Jones' Addition to the town of Winterset, Madison County, Iowa,
Lot Seven (7) in Block Fifteen (15) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa;

The City proposes to convey title of the real estate by Quit Claim Deed to: Stro-Max Construction, Inc., Steven Maxwell, President. Under but not limited to the following conditions:

DEMOLITION OF STRUCTURES. BUYER agrees to complete demolition of all structures located on the properties being conveyed and remove all debris from the properties being conveyed within sixty (60) days of Closing.

CONSTRUCTION. BUYER agrees to construct a single-family residence on each property being conveyed. Construction of the first single family residence shall be completed within six (6) months of Closing. Construction of the second single family residence shall be completed with eighteen (18) months of Closing. The BUYER retains complete control and discretion regarding the order in which construction is completed on the properties being conveyed.

LOW AND MODERATE INCOME. The construction and future sale of the single family residences constructed on the properties by BUYER shall meet all requirements of housing for low and moderate income residents, including but not limited to the properties and residences each being sold at a price affordable to low and moderate income residents and the properties, after construction of the single family residences is complete, each being conveyed by BUYER to a resident whose meets low and moderate income criteria.

Any interested person may appear and be heard at the public hearing at the time, date and place described above to offer objections or comments to the City Council on the proposed conveyance of City owned real estate.

Kelley L Brown
City Administrator
City of Winterset, Iowa

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was correctly published in said paper.

For the period of 1 consecutive weeks, the last Publication thereof being

On the 11 day of March 20 20

Susan R Smith

Subscribed and sworn to before me this

12 day of March 20 20

Cleota Tapken

NOTARY PUBLIC
In and for Madison County

Fee

\$ 30.40

