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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by and return to:

Mark Nitchals, 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. Resolution 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 3rd day of April, 2012, at Winterset, Iowa.



Mark Nitchals
City Administrator
City of Winterset, Iowa

RESOLUTION 2012-40

RESOLUTION OF CITY OF WINTERSET, IOWA
PROPOSING TO SELL REAL ESTATE AND
SETTING DATE FOR PUBLIC HEARING ON THE PROPOSAL

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

Commencing 50 feet East of the Southwest corner of Wilson's Four Acre Lot in Winterset, Madison County, Iowa, and running thence North 178 feet, thence East 72 feet, thence South 178 feet, thence West 72 feet to the place of beginning, being otherwise known as the East 72 feet of the West 122 feet of the South 178 feet of Lot Four (4) of said Wilson's Four Acre Lot.

WHEREAS, the City proposes to sell the real estate by Warranty Deed to IB Trading, LLC on the following terms and conditions:

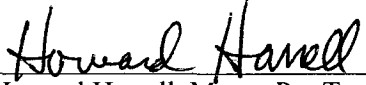
The City will sell its interest in this real estate to IB Trading, LLC for the total sum of Eight Thousand Eight Hundred Dollars (\$8,800.00) to be paid One Hundred Dollars (\$100.00) upon the City's acceptance of the Offer to Buy and the balance of the purchase price due upon the City's tender of the Warranty Deed and of the abstract of title showing marketable title to the real estate.

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa that proposal is hereby made to sell 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 the 2nd day of April, 2012 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 12th day of March, 2012.


Howard Harrell, Mayor Pro Tem

ATTEST:


Mark Nitchals, City Administrator

RESOLUTION 2012-41

RESOLUTION APPROVING THE CONVEYANCE OF REAL ESTATE

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

Commencing 50 feet East of the Southwest corner of Wilson's Four Acre Lot in Winterset, Madison County, Iowa, and running thence North 178 feet, thence East 72 feet, thence South 178 feet, thence West 72 feet to the place of beginning, being otherwise known as the East 72 feet of the West 122 feet of the South 178 feet of Lot Four (4) of said Wilson's Four Acre Lot.

WHEREAS, the City Council has proposed to sell the real estate by Warranty Deed to IB Trading, LLC upon the following terms and conditions:

The City will sell its interest in this real estate to IB Trading, LLC for the total sum of Eight Thousand Eight Hundred Dollars (\$8,800.00) to be paid One Hundred Dollars (\$100.00) upon the City's acceptance of the Offer to Buy and the balance of the purchase price due upon the City's tender of the Warranty Deed and of the abstract of title showing marketable title to the real estate.

WHEREAS, the City Council has set March 19, 2012 at 7 o'clock p.m. 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 Madisonian, a newspaper published weekly and having general circulation in the City, as evidenced by the Affidavit of Publication from the Madisonian on file in the Office of the City Administrator.

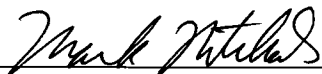
WHEREAS, the public hearing has been held and all interested persons have been heard on the proposal,

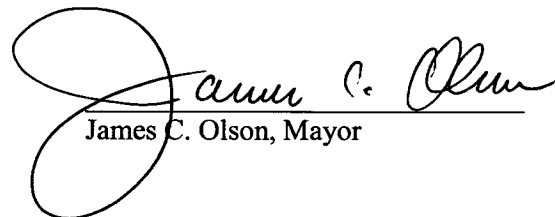
NOW, THEREFORE, BE IT RESOLVED that the proposed conveyance of real estate described above be and is hereby approved in all respects as provided by the prior Resolution of the City Council of Winterset, Iowa.

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 Warranty Deed to IB Trading, LLC.

Passed and approved this 2nd day of April, 2012.

ATTEST:


Mark Nitchals, City Administrator


James C. Olson, Mayor

STATE OF IOWA
SS
Madison County

AFFIDAVIT OF PUBLICATION

**Notice of Hearing on Proposed Sale of
Real Estate by City of Winterset, Iowa**

TO: ANY INTERESTED PERSON

YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of Winterset, Iowa will be held on the 2nd day of April, 2012, at 7:00 o'clock p.m., at the City Hall in Winterset, Madison County, Iowa on the proposal by the City Council of Winterset, Iowa to sell the real estate legally described as:

Commencing 50 feet East of the Southwest corner of Wilson's Four Acre Lot in Winterset, Madison County, Iowa, and running thence North 178 feet, thence East 72 feet, thence South 178 feet, thence West 72 feet to the place of beginning, being otherwise known as the East 72 feet of the West 122 feet of the South 178 feet of Lot Four (4) of said Wilson's Four Acre Lot,

to IB Trading, LLC upon the following terms and conditions:

The City will sell its interest in this real estate to IB Trading, LLC for the total sum of Eight Thousand Eight Hundred Dollars (\$8,800.00) to be paid One Hundred Dollars (\$100.00) upon the City's acceptance of the Offer to Buy and the balance of the purchase price due upon the City's tender of the Warranty Deed and of the abstract of title showing marketable title to the real estate.

Any interested person is invited to appear and be heard at the public hearing on the time, date and place described above to offer objections or comments to the City Council on the proposed convey. If any, you may have:

Mark J. Nitchals

City Administrator

City of Winterset, Iowa

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TED GORMAN being duly sworn says he is publisher of 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 1 consecutive weeks, the last publication thereof being

on the 21 day of March, 20 12

Ted Gorman

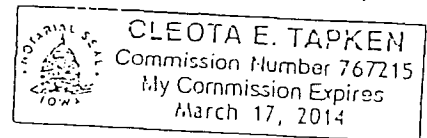
Subscribed and sworn to before me this

22 day of March, 20 12

Cleota Tapken

NOTARY PUBLIC

in and for Madison County



Fee \$ 18.55