

Prepared by Andrew Fangman, 215 Sycamore Street, Muscatine, Iowa 52761, 563.262.4141

RESOLUTION NO.

RESOLUTION APPROVING AN EXECUTED DEED

WHEREAS, a Resolution was adopted by the City Council of Muscatine, Iowa, on December 3, 2015 approving the sale of certain real property to GTM Properties, LLC; and

WHEREAS, the Resolution requires the City to execute and deliver a deed to the buyer; and

WHEREAS, the Mayor and city Clerk have duly executed such a deed pursuant to the Resolution;

IT IS THEREFORE RESOLVED, BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, that the executed deed, a copy of which is attached to the prior Resolution, is approved in accordance with Iowa Code Section 569.7.

PASSED, APPROVED, AND ADOPTED this 3rd day of December, 2015.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

(SEAL)

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Clerk

Prepared by Andrew Fangman, 215 Sycamore Street, Muscatine, Iowa 52761 563.262.4141

Tax Statement Address: GTM Properties, LLC, 1501 Plaza Place, Muscatine IA 52761

EXHIBIT A

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and Other Good and Valuable Consideration, the City of Muscatine, a municipal corporation does hereby convey to GTM Properties, LLC , the following described real estate in Muscatine County, Iowa::

LEGAL DESCRIPTION .AUDITOR'S PARCEL "LL"
BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, PARK PLAZA FIRST ADDITION AS RECORDED IN BOOK 5,PAGE 117, MUSCATINE COUNTY RECORDER'S OFFICE; THENCE NORTH 89°39'14" EAST 140.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00°20'46" EAST 26.24 FEET: THENCE SOUTHWESTERLY 124.12 FEET ALONG THE NEW NORTHERLY RIGHT OF WAY OF COLORADO STREET ALONG A 1,433.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY WITH A CENTRAL ANGLE OF 40°57'39" AND CHORD OF SOUTH 77°04'50" WEST 124.08 FEET: THENCE NORTHWESTERLY 27.50 FEET ALONG A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY WITH A CENTRAL ANGLE OF 105°03'15" AND CHORD OF NORTH 52°52'22" WEST 23.81 FEET; THENCE NORTH 00°20'46" WEST 38.76 FEET ALONG THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF PLAZA PLACE, TO THE POINT OF BEGINNING.SAID PARCEL CONTAINS 5,669 SQUARE FEET OR 0.13 ACRES.

Exempt from transfer tax per Iowa Code Section 428A.2 (6).

The City covenants with the grantees, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, through, or under the City.

IN WITNESS WHEREOF, the City of Muscatine, Iowa has caused this instrument to be executed in its corporate name by its Mayor and City Clerk and its seal to be affixed on December 3, 2015.

CITY OF MUSCATINE, IOWA

(SEAL)

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

On this 3rd day of December, before me _____, a Notary Public in and for the State of Iowa, personally appeared DeWayne Hopkins and Gregg Mandsager, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Muscatine, Iowa; and 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 under Roll Call No. _____ of the City Council on the 3rd day of December, 2015, and that DeWayne Hopkins and Gregg Mandsager 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.

Notary Public in and for the State of Iowa

CERTIFICATE

I, Nancy Lueck, Director of Finance for the City of Muscatine, Iowa, certify that the attached hereto are true copies of the following:

1. Resolution No. authorizing the disposal of said certain real estate
2. Resolution No. setting a public hearing on and concerning a proposed sale of city real property;
3. Affidavit of Published notice concerning the public hearing upon the vacation on the sale and transfer of public property within the city of Muscatine, Iowa (
4. Resolution No. authorizing the sale of City property to GTM Properties, LLC
5. Resolution No. approving the executed deed.
6. Special Warranty Deed (original).

All related to the sale of the real estate described in those documents, and that all were duly adopted and approved by the City Council for the City of Muscatine, Iowa, and the originals are on file in the City Hall, for the City of Muscatine, Iowa.

Nancy Lueck, Director of Finance

Subscribed and sworn to before me, the undersigned, Notary Public by Nancy Lueck, on this the ____ day of December 2015.

Notary Public in and for the
State of Iowa