

COMMUNITY DEVELOPMENT MEMORANDUM

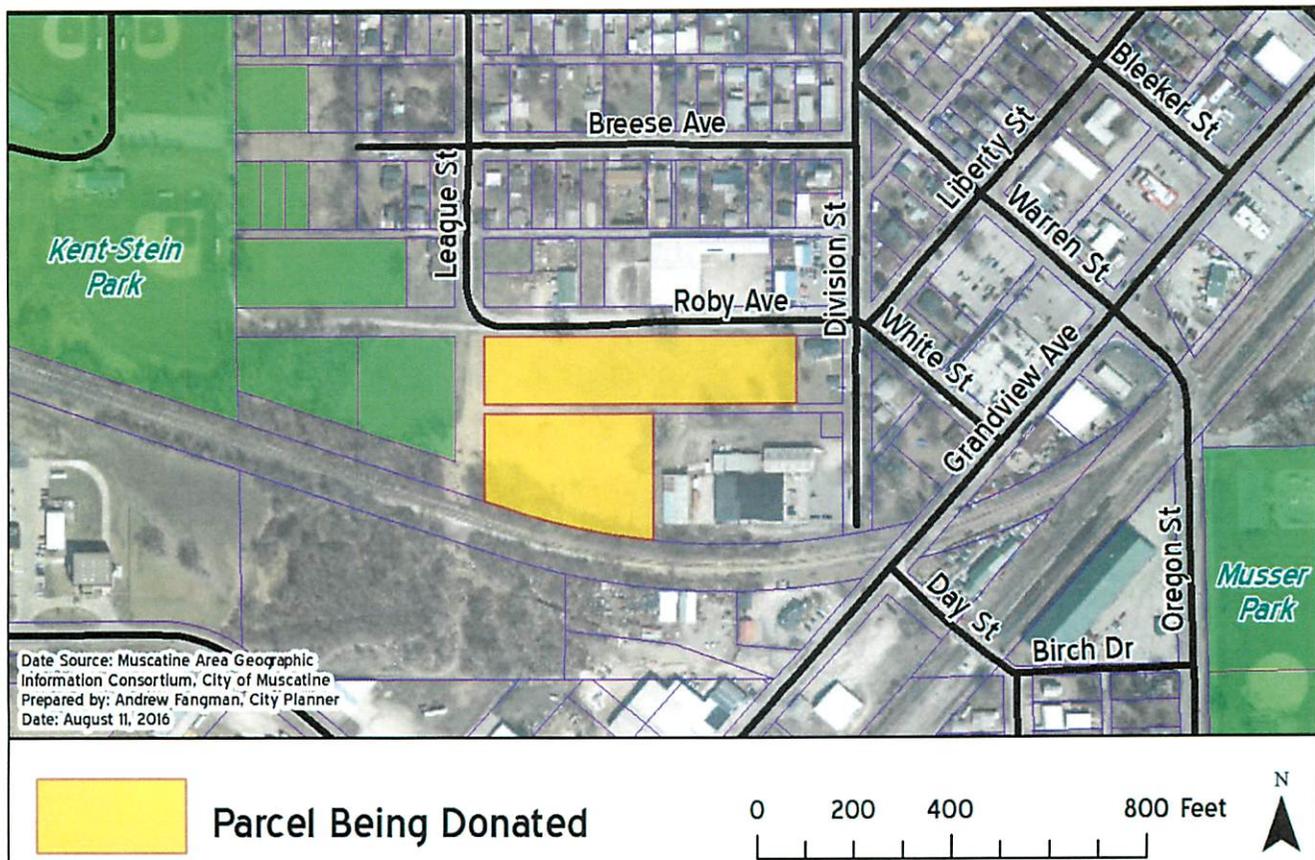
Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
From: Andrew Fangman, City Planner
Date: August 18, 2016
Re: Resolution to Accept Warranty Deed for a Property Donation

The Morgan Family has prepared a warranty deed gifting 3.912 acres of land adjoining Kent-Stein Park, along Roby Avenue as a gift to the City of Muscatine. At the May 12, 2016 City Council gave a consensus that this gift should be accepted. The Morgan's have prepared a warranty deed that transfers this property to the City of Muscatine, City Council now needs to adopted the attached resolution accepting this deed in order for this donation of real estate to be finalized.

BACKUP INFORMATION:

1. Resolution accepting warranty deed
2. Warranty deed



Prepared by Andrew Fangman, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE WARRANTY DEED FROM SEVERAL GRANTORS TO THE CITY OF MUSCATINE, IOWA

WHEREAS, where several grantors has prepared a warranty deed to the City of Muscatine, Iowa the following described real estate in Muscatine Iowa;

Lots 1, 2, 3, 4, 5, 6, 7, of South Park Addition to the City of Muscatine, in Muscatine County, Iowa, and also, that portion of vacated Milwaukee Avenue lying south of said Lots, and also Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, in Block 2, of South Park Addition to the City of Muscatine, in Muscatine County, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, Iowa that the quit claim deed attached hereto and identified as "Exhibit A" is hereby by accepted by the City of Muscatine and the Mayor and City Clerk are hereby authorized and directed to sign this Resolution and thereafter deliver a copy thereof to the Muscatine County Recorder to be recorded in the permanent real estate records of Muscatine County, Iowa.

PASSED, APPROVED AND ADOPTED this 18th day of August 2016.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk



WARRANTY DEED - SEVERAL GRANTORS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

JOHN L. HINTERMEISTER, 300 E. 2nd Street, Ste. 300, Muscatine, IA 52761, Phone: (563)
263-6501

Taxpayer Information: (Name and complete address)

CITY OF MUSCATINE, IOWA, City Hall, 215 Sycamore St., Muscatine, IA 52761

Return Document To: (Name and complete address)

CITY OF MUSCATINE, City Hall, 215 Sycamore St., Muscatine, IA 52761

Grantors:

DOUGLAS L. MORGAN
MICHAEL K. MORGAN
DENNIS W. MORGAN
JANICE A. NOLL

Grantees:

CITY OF MUSCATINE, IOWA

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of one (\$1.00) Dollar(s)
and other valuable consideration, See Addendum 1

do hereby Convey to

The City of Muscatine, Iowa

the following described real estate in

Muscatine County, Iowa: Lots 1, 2, 3, 4, 5, 6, 7, of South Park Addition to the City of
Muscatine, in Muscatine County, Iowa, and also, that portion of vacated Milwaukee Avenue lying
South of said Lots, and also,

Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, in Block 2, of South Park Addition to the
City of Muscatine, in Muscatine County, Iowa

The Actual Consideration for this Conveyance is less than \$500.00

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the
real estate by title in fee simple; that they have good and lawful authority to sell and convey the real
estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;
and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons
except as may be above stated. 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 on July 29, 2016

Douglas L. Morgan
DOUGLAS L. MORGAN (Grantor)

Michael K. Morgan
MICHAEL K. MORGAN (Grantor)

Dennis W. Morgan
DENNIS W. MORGAN (Grantor)

Janice A. Noll
JANICE A. NOLL (Grantor)

Kathleen C. Morgan
KATHLEEN C. MORGAN (Grantor)

Katherine E. Morgan
KATHERINE E. MORGAN (Grantor)

Sherry Morgan
SHERRY MORGAN (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MUSCATINE

This record was acknowledged before me on Friday July 29, 2016, by DOUGLAS L.
MORGAN and KATHLEEN C. MORGAN



Melody L. Lett
Signature of Notary Public

STATE OF IOWA, COUNTY OF MUSCATINE
This record was acknowledged before me on July 6, 2016, by MICHAEL L. MORGAN and KATHERINE E. MORGAN



Melody L. Lett
Signature of Notary Public

STATE OF IOWA, COUNTY OF MUSCATINE
This record was acknowledged before me on July 11, 2016, by DENNIS W. MORGAN and SHERRY MORGAN



Melody L. Lett
Signature of Notary Public

STATE OF IOWA, COUNTY OF MUSCATINE
This record was acknowledged before me on July 7, 2016, by JANICE A. NOLL



Melody L. Lett
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

Addendum

Addendum 1

Douglas L. Morgan and Kathleen C. Morgan, husband and wife, Michael K. Morgan and Katherine E. Morgan, husband and wife, Dennis W. Morgan and Sherry Morgan, husband and wife, and Janice A. Noll, a single person