



# City of Muscatine



## AGENDA ITEM SUMMARY

DATE: 8/5/2021

### STAFF

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April Limburg, Planner

### SUBJECT

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Resolution Accepting the Quit Claim Deed from Several Grantors to the City of Muscatine, Iowa for 1114 Nebraska Street.

### EXECUTIVE SUMMARY

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In order to facilitate the demolition of a dangerous and unsafe building, the City of Muscatine will be taking title to the parcel located at 1114 Nebraska Street from Wesley Morse. The long-term City ownership of this parcel serves no public purpose and will be declared as surplus to be redeveloped once the structure is demolished.

### STAFF RECOMMENDATION

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Staff recommends approval of the attached resolution to accept the quit claim deed.

### BACKGROUND/DISCUSSION

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The property located at 1114 Nebraska Street was obtained by Mary Morse who has been deceased for several years. The property has been abandoned for several years, has not been maintained and is on the City's full-time mowing list. The remaining structure needs to be demolished as it is a hazard to public safety. In order to move forward with the demolition the City must first accept the quit claim deed.

A request for bids was published and three bids were received. Maple Valley Tree Service, LLC was the lowest bid received at \$12,500, which is lower than staff's estimated cost. Upon completion of the demolition, the property will be in a condition feasible to be made available for redevelopment.

### CITY FINANCIAL IMPACT

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Approval of this action would result in removing a structure beyond repair and a hazard to public safety. Once the property is obtained by the City, the City can advertise the lot as buildable and place it back on the tax roll.

### ATTACHMENTS

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- 1) Resolution Accepting the Quit Claim Deed

## 2) Quit Claim Deed

Prepared by April Limburg, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

**RESOLUTION NO. 2021-0271**

**A RESOLUTION ACCEPTING THE QUIT CLAIM DEED FROM SEVERAL  
GRANTORS TO THE CITY OF MUSCATINE, IOWA**

**WHEREAS**, where Wesley Morse has prepared a quit claim deed for the property at 1114 Nebraska Street, Muscatine Iowa, and more particularly described below, to the City of Muscatine, Iowa.

**Lot Nine (9) in Block Sixteen (16) of Abraham Smalley's Addition to South Muscatine, an addition to the City of Muscatine, 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 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 5th day of August 2021.**

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

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**Diana L. Broderson, Mayor**

**Attest:**

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**Carol Webb, City Clerk**

Prepared by: April Limburg, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141  
Return and Tax Statement to City of Muscatine, 215 Sycamore Street, Muscatine, IA 52761;  
563.262.4141

## QUIT CLAIM DEED

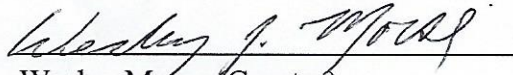
For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration, Wesley Morse does hereby Quit Claim to The City of Muscatine all his right, title, interest, estate, claim and demand in the following described real estate in Muscatine County, Iowa:

**Lot Nine (9) in Block Sixteen (16) of Abraham Smalley's Addition to South Muscatine, an addition to the City of Muscatine, Iowa.**

Exempt from transfer tax per Iowa Code Section 428A.2(21).

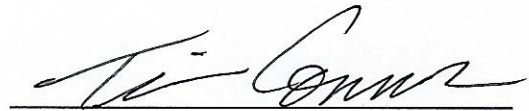
The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on June 23, 2021

  
Wesley Morse (Grantor)

State of Iowa, County of Muscatine

This record was acknowledged before me on June 23, 2021 by



Signature of Notary Public

