

Prepared by Steven Boka, 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 August 18, 2011 approving the sale of certain real property to T.L.W. Corporation, an Iowa Corporation; 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 18th day of August, 2011.

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

(SEAL)

Richard W. O'Brien, Mayor

ATTEST:

Gregg Mandsager, City Clerk

Prepared by Steven Boka, 215 Sycamore Street, Muscatine, Iowa 52761 563.262.4141

Tax Statement Address: T.L.W. Corporation – 501 W. Bypass 61- Muscatine, Iowa 52761

EXHIBIT B

DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and conveys to T.L.W. Corporation, an Iowa Corporation, all rights, title, and interest in the following real property in the City of Muscatine, Iowa:

THAT PORTION OF THE 20 FOOT WIDE ALLEY RIGHT OF WAY BETWEEN AND ADJACENT TO LOT 22 OF MILL STREET ADDITION AND LOT 1 IN BLOCK 29 OF SOUTH MUSCATINE, IN THE CITY OF MUSCATINE, IOWA.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22 OF MILL STREET ADDITION; THENCE NORTH 41°13'26" EAST 60.15 FEET ALONG THE SOUTHEASTERLY LINE OF LOT 22; THENCE SOUTH 48°46'34" EAST 20 FEET TO THE NORTHWESTERLY LINE OF LOT 1 IN BLOCK 29 OF SOUTH MUSCATINE; THENCE SOUTH 41°13'26" WEST 60.15 FEET ALONG THE NORTHWESTERLY LINE OF LOT 1 TO THE NORTHEASTERLY RIGHT OF WAY OF PEARL STREET; THENCE NORTH 48°46'34" WEST 20.00 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY OF PEARL STREET TO THE POINT OF BEGINNING, CONTAINING 1203 SQUARE FEET OR 0.028 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 April 21, 2011.

CITY OF MUSCATINE, IOWA

(SEAL)

Richard W. O'Brien, Mayor

ATTEST:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

On this 18th day of August, 2011, before me _____, a Notary Public in and for the State of Iowa, personally appeared Richard W. O'Brien 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 18th day of August, 2011, and that Richard W. O'Brien 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. Ordinance No. _____ vacating a portion of alley right-of-way.
2. Resolution No. _____ setting a time and place of a public hearing upon the vacation and sale of a portion of alley right-of-way.
3. Affidavit of Published notice concerning the public hearing upon the vacation and transfer of City real estate.
4. Affidavit of published Ordinance No. _____.
5. Resolution No. _____ authorizing the sale of City property to T.L.W. Corporation, an Iowa Corporation.
6. Resolution No. _____ approving the executed deed.
7. Warranty Deed (original).

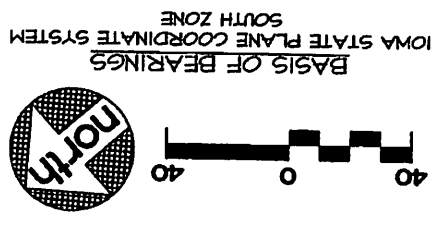
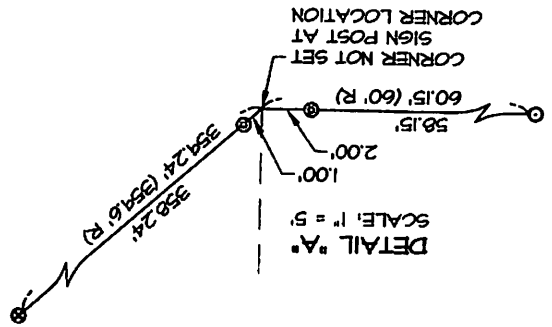
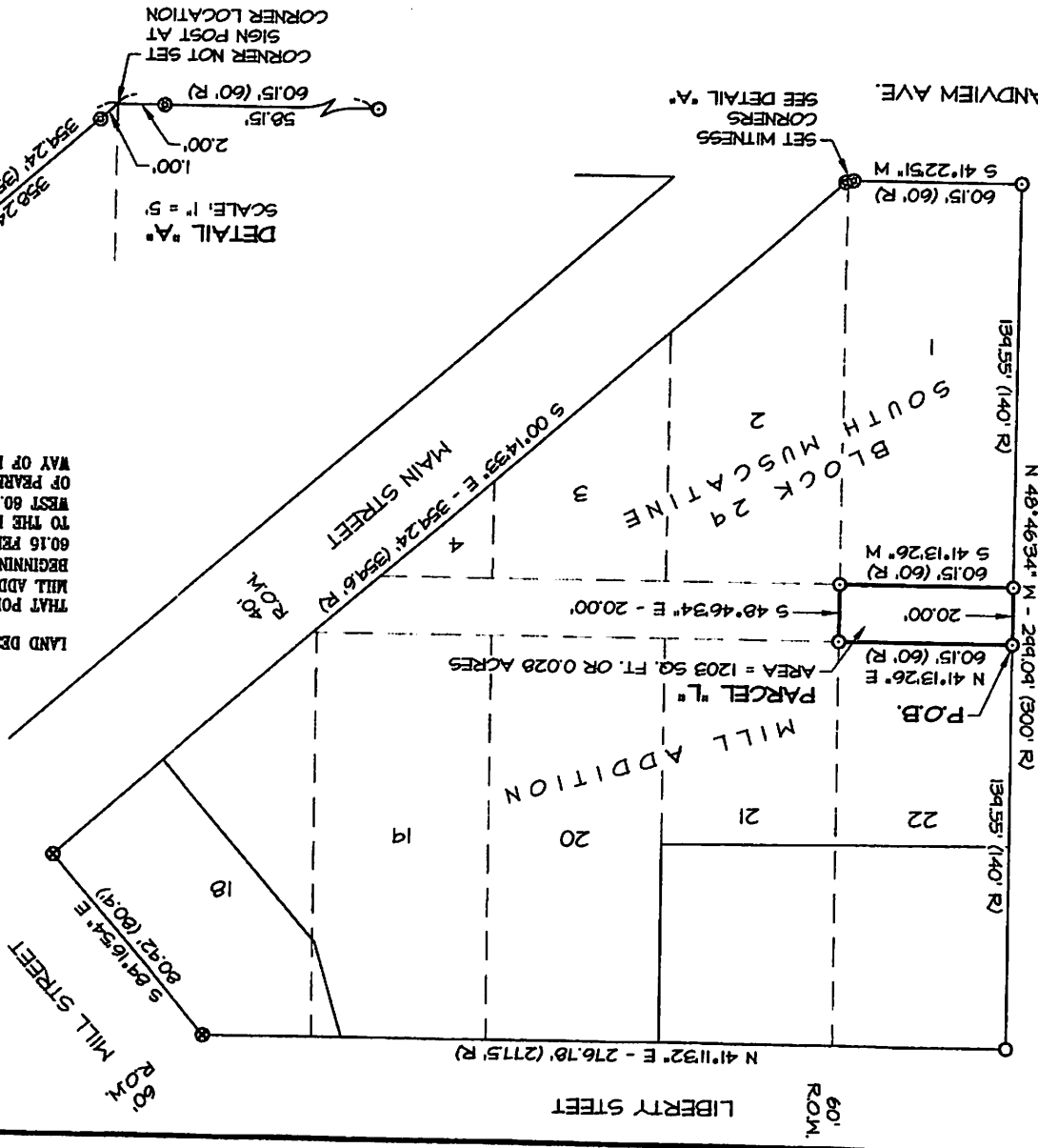
All related to the sale of the real estate described in those documents, and that all were duly adopted and approved by the City Council for the City of Muscatine, Iowa, and the originals are on file in the City Hall, for the City of Muscatine, Iowa.

Nancy Lueck, Director of Finance

Subscribed and sworn to before me, the undersigned, Notary Public by Nancy Lueck, on this the ____ day of August, 2011.

Notary Public in and for the
State of Iowa

R 60' PEARL STREET



- LEGEND**
- SET 1/2" X 36" REBAR W/ YELLOW CAP #10316
 - SET MAG. NAIL W/ W/ASHER
 - SET MAG. NAIL
 - ⊗ SET "X" IN CONCRETE
 - (R) R DENOTES RECORDED DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

LAND DESCRIPTION -

MILL ADDITION AND LOT 1 IN BLOCK 29 OF SOUTH MUSCATINE, IN THE CITY OF MUSCATINE, IOWA. BEGINNING AT THE SOUTHWEST CORNER OF LOT 22 OF MILL ADDITION; THENCE NORTH 41°13'26" EAST 60.16 FEET ALONG THE SOUTHEASTERN LINE OF LOT 22; THENCE SOUTH 48°46'34" EAST 20.00 FEET TO THE NORTHWESTERN LINE OF LOT 1 IN BLOCK 29 OF SOUTH MUSCATINE; THENCE SOUTH 41°13'26" WEST 60.15 FEET ALONG THE NORTHWESTERN LINE OF LOT 1 TO THE NORTHEASTERN RIGHT OF WAY OF PEARL STREET; THENCE NORTH 48°46'34" WEST 20.00 FEET ALONG THE NORTHEASTERN RIGHT OF WAY OF PEARL STREET TO THE POINT OF BEGINNING, CONTAINING 1203 SQUARE FEET OR 0.028 ACRES.

PROPRIETOR, CITY OF MUSCATINE, IOWA
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Gary W. Whitacre
Date: June 2, 2011 Reg. No. 10316
My license renewal date is December 31, 2011
Pages or sheets covered by this seal: 1



T. L. M. CORP		VACATION PLAT	
OF A PORTION OF AN ALLEY IN THE CITY OF MUSCATINE, IOWA		JOB NO.	
FILE	BOOK	SCALE	DATE
REV.	PLT. ADJ. CITY #42	1"=40'	6/2/2011
1376 SURVEYING	PM	CHK'D	6/2/2011
P.O. BOX 413 (563)263-7681		SHEET 1 OF 1	
MUSCATINE, IOWA		137611	