

RESOLUTION NO. 89439-0605

A Resolution Authorizing the Sale of City Real Property to Allan Phillips and Jeanette Phillips, husband and wife, Brian Phillips and Ryan Crumly,

WHEREAS, a Resolution was adopted by the City Council of Muscatine, Iowa, on June 2, 2005, providing for the proposed sale of all the City's right, title, and interest in and to the real property described in the copy of the deed attached as Exhibit A to this Resolution and incorporated by reference; and

WHEREAS, the Resolution provided for a public hearing on the proposed sale of real property, and such public hearing has been held; and

WHEREAS, the City Council finds that the sale of the real property will serve the public interest;

It is, therefore, RESOLVED, by the City Council of Muscatine, Iowa, as follows:

1. The City of Muscatine, Iowa, will convey all its right, title and interest in and to the real property described in the copy of the deed attached as Exhibit A to this Resolution to Allan Phillips and Jeanette Phillips, Brian Phillips and Ryan Crumly for the amount \$21,110.00.

2. The deed will be in the name of the City of Muscatine, Iowa; will be signed by the Mayor and attested by the City Clerk; and will be in substantially the same form as the copy of the deed attached as Exhibit A to this Resolution.

3. The deed will be delivered to Allan Phillips and Jeanette Phillips upon receipt of the payment of \$21,100.00.

4. Any resolution or part thereof in conflict or inconsistent with this Resolution is ~~repealed~~.

PASSED, APPROVED, and ADOPTED on June 16, 2005.




Richard W. O'Brien, Mayor

ATTEST:


A. J. Johnson, City Clerk

Drafted by Harvey G. Allbee, Jr., 115 East Second Street, Muscatine, IA 52761 563-263-1960
Send Tax Statement to Allan Phillips, 1225 HWY 22, Muscatine, IA 52761

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 Allan Phillips and Jeanette Phillips, husband and wife, Brian Phillips, and Ryan Crumly, all as joint tenants with full rights of survivorship, the following described real estate in Muscatine County, Iowa:

A part of Lot 5 of Lucas Street Addition to the City of Muscatine, asper Auditor's Plat thereof, described as follows: Commencing at the Southeasterly corner of said Lot 5; running thence in a Northerly direction along the East line of said Lot, 339 feet to the Northeast corner of said Lot, thence West a distance of 40 feet along the North line of said lot; thence in a Southerly direction to a point which is 47 feet and 3 inches from the place of beginning, on the North line of Lucas Street, thence East along the Northerly line of Lucas Street to the place of beginning, situated in Muscatine County, State of Iowa,

And

Lot 6 of Lucas Street Addition to the City of Muscatine, as per Auditor's Plat thereof, except that portion of said Lot 6, described as follows to-wit: Commencing at the Southeast corner of said Lot 6 running thence North along the East line of said Lot a distance of 399 feet to the Northeast corner of said Lot; thence West along the North Line of said Lot a distance of 105 feet; thence South parallel with the West line of said Lot 6 a distance of 189 feet; thence West parallel with the North line of said Lot a distance of 34 feet; thence South parallel with the west line of said Lot a distance of 158 feet to the South line of said Lot; thence in an Easterly direction along the North line of Lucas Street a distance of 117 feet to the place of beginning,

(This deed is exempt from transfer tax, DOV and GHS pursuant to Iowa Code 428A.2(6).

Grantor does hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under Grantor.

Dated: June 17, 2005

City of Muscatine, Iowa



By Richard W. O'Brien
Richard W. O'Brien, Mayor

By A. J. Johnson
A. J. Johnson, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, SS:

On this 17th day of June, 2005, before the undersigned Notary Public personally appeared Richard W. O'Brien and A. J. Johnson, 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; 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, as contained in the Resolution No. 89439-0605 adopted by the City Council, under Roll Call No. 19336 on the 16th day of June, 2005, and that Richard W. O'Brien and A. J. Johnson 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.

Lorrie Fry

Notary Public in and
for the State of Iowa

