

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 February 7, 2016 approving the sale of certain real property to HNI 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 7th day of February, 2016.

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

(SEAL)

Diana L. Broderson, Mayor

ATTEST:

Gregg Mandsager, City Clerk

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

Tax Statement Address: HNI Corporation -- 408 2nd Street, Muscatine, Iowa 52761

EXHIBIT A

DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and conveys to HNI Corporation, 408 2nd Street in the City of Muscatine, Muscatine County, Iowa, all rights, title, and interest in the following real property in the City of Muscatine, Iowa:

ALL OF SPRING STREET AND POPLAR STREET LOCATED BETWEEN THE SOUTHERLY LINE OF 5TH STREET AND THE NORTHERLY LINE OF 4TH STREET AND ALL OF 4TH STREET FROM THE WESTERLY LINE OF SPRING STREET TO THE WESTERLY LINE OF THE IOWA, CHICAGO & EASTERN RAILROAD RIGHT OF WAY, IN THE ORIGINAL TOWN, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. PARCEL "Q" CONTAINS 1.53 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

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 February 7, 2016.

CITY OF MUSCATINE, IOWA

(SEAL)

Diana L. Broderson, Mayor

ATTEST:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

On this 7th day of February, before me _____, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson 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 7th of February, 2016, and that Diana L. Broderson 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 public right-of-way (all of Spring Street and Poplar Street located between the southerly line of 5th Street and the northerly line of 4th Street and all of 4th Street from the westerly line of Spring Street to the westerly line of the Iowa, Chicago & Eastern railroad right of way, in the Original Town, City of Muscatine);
2. Resolution No. setting a time and place of a public hearing upon the vacation and sale of public right-of-way (all of Spring Street and Poplar Street located between the southerly line of 5th Street and the northerly line of 4th Street and all of 4th Street from the westerly line of Spring Street to the westerly line of the Iowa, Chicago & Eastern Railroad right of way, in the Original Town, City of Muscatine.
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 HNI 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 February 2016.

Notary Public in and for the
State of Iowa