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Document 2021 3224 Pages 2

Date 8/23/2021 Time 11:26:38AM

Rec Amt \$12.00

Cng

MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

RESOLUTION 2030
(RECORDING COVERSHEET)

PREPARED BY LESLIE BRICK, DEPUTY CLERK, CITY OF WEST BRANCH, PO BOX 218, WEST BRANCH, IA
52358 (319) 643-5888

RETURN TO: LESLIE BRICK, CITY OF WEST BRANCH, PO BOX 218, WEST BRANCH, IA 52358

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RESOLUTION NO. 2030

RESOLUTION ACCEPTING DEED FROM CEDARS EDGE PROPERTIES, LLC FOR RIGHT-OF-WAY FOR SERENITY CIRCLE CONNECTION TO CEDAR-JOHNSON ROAD.

WHEREAS, there previously existed a short piece of right-of-way that connected Greenview Drive to Cedar-Johnson Road (the "Parcel"); and

WHEREAS, research with the Cedar County Auditor indicated that this right-of-way was actually not dedicated to the City, but was privately owned; and

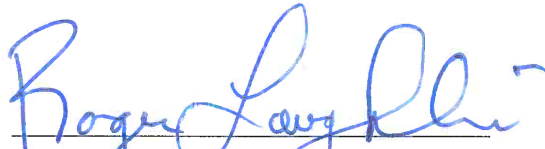
WHEREAS, in order to ensure city ownership of said Parcel, the City has agreed to accept a deed from Cedars Edge Properties, LLC ("Cedars Edge"); and

WHEREAS, Cedars Edge has already constructed a connection from the newly constructed Serenity Circle to connect to this Parcel at Cedars Edge expense; and

WHEREAS, it is now necessary for the City Council to accept this deed.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that the City Council of the City of West Branch does hereby formally accept the deed for the Parcel from Cedars Edge Properties, LLC.

Passed and approved this 16th day of August, 2021.



Roger Laughlin, Mayor

ATTEST:



Leslie Brick, Deputy City Clerk



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Date 8/23/2021 Time 11:26:59AM

Rec Amt \$17.00 Aud Amt \$5.00

\$22,000.00
MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: John E. Beasley, 321 E. Market St., Iowa City, IA 52245, Phone: (319) 354-1104

Taxpayer Information: City of West Branch, 110 N. Poplar Street, West Branch, Iowa 52358



Return Document To: John E. Beasley, 321 E. Market St., Iowa City, IA 52245

Grantors: Cedars Edge Properties, LLC

Grantees: City of West Branch, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Cedars Edge Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to City of West Branch Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Cedar County, Iowa:

Being a part of the South half (S ½) of the Northwest Quarter (NW ¼) of Section 6, Township 79 North, Range 4 West of the 5th P.M., City of West Branch, Cedar County, Iowa specifically described as:

Beginning at the Southwest Corner of the South half (S ½) of said Northwest Quarter (NW ¼), thence N86°43'04"E, 191.62 feet to the West line of Lot A of Cedars Edge – First Addition, A Re-Subdivision of Outlot A as recorded in Book 1539, Page 230 of the Cedar County Recorder's Office; thence along said West line N01°05'40"W, 66.05 feet to the South line of Lot 10 of said Cedars Edge – First Addition; thence along said South line S86°46'04"W, 191.56 to the West line of said South half; thence along said West line S01°02'20"E, 66.05 feet to the Point of Beginning.

Described parcel contains 0.29 acres, is subject to easements and other restrictions of record, and generally describes the road easement from Book 100 Page 682 between Greenview Drive, Serenity Circle, and Cedar Johnson Road.

This deed is exempt according to Iowa Code 428A.2(21).

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: August 10, 2021.

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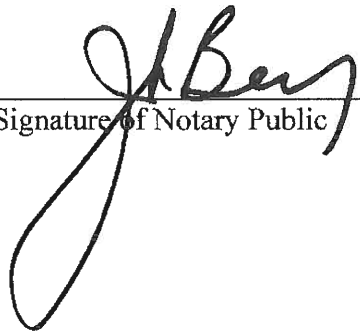
Cedars Edge Properties, LLC, an Iowa limited liability company

By 
Jerry D. Sexton, Manager/Member

By 
Tammy J. Sexton, Manager/Member

STATE OF IOWA, COUNTY OF JOHNSON

This record was acknowledged before me on August 10, 2021 by Jerry D. Sexton and Tammy J. Sexton, as Managers/Members, of Cedars Edge Properties LLC a limited liability company.


Signature of Notary Public



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