

Exhibit A
AGREEMENT FOR PURCHASE OF REAL ESTATE

This Agreement for Purchase of Real Estate is made and entered into this _____ day of _____, 2013, by and between the City of Prairie City, Iowa (hereinafter "City") and _____ (hereinafter "Grantee").

WHEREAS, Iowa Code §446.19A permits cities to acquire tax sale certificates for vacant lots and for abandoned property assessed as residential property or as commercial multifamily property at a tax sale without paying the taxes then due, to obtain the assignment of outstanding tax sale certificates by payment to the holder in the amount then due to redeem the certificate, and to give notice of expiration of the redemption period upon an expedited schedule, all for the purpose of encouraging the acquisition and rehabilitation of abandoned dwellings and the development of vacant lots for residential use; and,

WHEREAS, the real estate described as follows:

Address:	200 W. McMurray Street
District/Parcel No.:	16.02.278.029
Legal:	Commence at a point 50 feet East of the Northwest Corner of Outlot 2 of Elliott an McMurray's Addition to the Town of Prairie City, Jasper County, Iowa, as shown by Plat Book "B" at Page 572 in the office of the Recorder of said County; Thence East 74 feet to the East Boundary of Outlot 2; Thence South 189 feet; thence West 74 feet; thence North 189 feet to the Place of Beginning; and Commence at the Northwest corner of Lot 2 of Outlot 3 of Elliott and McMurray's Addition to the Town of Prairie City, Jasper County, Iowa, as shown by Plat Book "B" at Page 572 in the Office of the County Recorder of Jasper County, Iowa, Thence East 10 feet; Thence South 189 feet; thence West 10 feet to the West line of said Lot 2; Thence North 189 feet to the Place of Beginning. Previously described as Commencing at a Point 50 feet East of the Northwest Corner of Outlot 2 in Elliott and McMurray's Addition to Prairie City, Jasper County, Iowa, Thence East 84 feet, Thence South 189 feet, to Point of Beginning. a/k/a Parcel # 16.02.278.029

contains a vacant structure assessed as residential property in danger of becoming a public nuisance and suitable for redevelopment for housing use (such real estate is hereinafter referred to as the "Parcel"); and ,

WHEREAS, the tax sale certificates for the Parcel described above was acquired by the City pursuant to Iowa Code §446.19A, with the intent that such Parcel would be conveyed to Grantee; and,

WHEREAS, the City and Grantee both desire that the Property shall not be subdivided in order to preserve its integrity of site; and,

WHEREAS, the Grantee must maintain a minimum assessment of \$120,000; and,

THEREFORE, in consideration of the mutual obligations of the parties hereto, City and Grantee hereby covenant and agree as follows:

1. Conveyance of Parcel. The City shall thereafter promptly convey all the City's interest in the Parcel to Grantee by Quit Claim Deed for the parcel at 200 W. McMurray Street.

2. No Warranties of Title or Fitness. City makes no warranty as to the quality of the title represented by the Quit Claim Deed process or as to the fitness of the Parcel for any particular use. Grantee hereby agrees to accept the Parcel "as is" and assumes all risks of defects in the Quit Claim Deed proceedings and in the Parcel.

3. Notice. Notice as provided for in this Agreement to the City shall be deemed sufficient if sent by certified mail with return receipt to:

To City of Prairie City;

City of Prairie City
Attn: City Administrator
203 E. Jefferson
PO Box 607
Prairie City, IA 50228

Notice as provided for in this Agreement to Redeveloper shall be deemed sufficient if sent by certified mail with return receipt requested to:

To Grantee:

6. Entire Agreement. This Agreement constitutes the entire Agreement of the parties hereto and may be modified only in writing. This Agreement shall be governed by the laws of the State of Iowa.

IN WITNESS WHEREOF, the parties hereto have executed this instrument dated this _____ day of _____, 2013.

Grantee:

City of Prairie Ctiy:

_____, Grantee

Paul Bolles, Mayor

_____, Grantee

Nancy Earles, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF JASPER)

On this ___ day of _____, 2013, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Mayor and City Clerk, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of Prairie City, Iowa, a Municipal Corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of the City of Prairie City, Iowa, by authority and resolution of its City Council on the ___ day of _____, 2013, and that Mayor and City Clerk acknowledged the execution of the instrument to be the voluntary act and deed of City of Prairie City, Iowa, by it and by them voluntarily executed.

Notary Public in the State of Iowa
My commission expires: _____

IN WITNESS WHEREOF, the parties hereto have executed this instrument dated this _____ day of _____, 2013.

Grantee:

City of Prairie City:

_____, Grantee

Paul Bolles, Mayor

_____, Grantee

Nancy Earles, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF JASPER)

On this ___ day of _____, 2013, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Mayor and City Clerk, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of Prairie City, Iowa, a Municipal Corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of the City of Prairie City, Iowa, by authority and resolution of its City Council on the ___ day of _____, 2013, and that Mayor and City Clerk acknowledged the execution of the instrument to be the voluntary act and deed of City of Prairie City, Iowa, by it and by them voluntarily executed.

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