

CITY OF CEDARVILLE, ARKANSAS

RESOLUTION NO. 2017-10-17-1

A RESOLUTION ACCEPTING THE REAL PROPERTY AND FIXTURES OF THE CEDARVILLE SENIOR CITIZENS CENTER AS PROPERTY OF THE CITY AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE CONTINUED OPERATION OF THE FACILITY.

WHEREAS, the CEDARVILLE SENIOR CITIZENS LODGE INC. has voted to dissolve and convey its real property to the City of Cedarville, Arkansas, for the continued operation of the senior center;

WHEREAS, the continued operation of a senior center within Cedarville, Arkansas is a suitable municipal purpose and benefits the citizens of Cedarville;

WHEREAS, the senior center is currently operated by Crawford County Senior Citizens, Inc., an Arkansas non-profit corporation, that has operated the center for a number of years and operates the other centers within the county; and

WHEREAS, the city council has determined that the continued operation of the center by the current operator would be in the best interests of the city;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDARVILLE, ARKANSAS, AS FOLLOWS:

SECTION 1: The City Council hereby accepts the real property belonging to the Cedarville Senior Citizens Lodge, Inc. and authorizes the mayor to execute any documents or take any action necessary to file the deed conveying the property to the City. The property is described as follows:

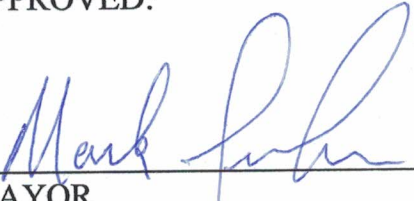
Part of the West Half of the Southeast Quarter of Section 2, Township 10 North, Range 32 West, more particularly described as commencing at the Southeast corner of the the Northwest Quarter of the Southeast Quarter of said section, township, and range; thence North 536.25 feet, thence West 346.5 feet, thence South 7 degrees 40 minutes West 306.0 feet; thence South 77 degrees 16 minutes West 216.7 feet to the center of Webber Branch; thence in a Northerly direction along the center of said Webber Branch to a point due West of the point of beginning; thence East to the point of beginning; containing 1 ½ acres more or less.

SECTION 2: The Mayor is hereby authorized to enter into a contract with the Crawford County Senior Citizens, Inc. to continue the current operations of a senior center at the facility. The terms and conditions shall be negotiated by the mayor and shall

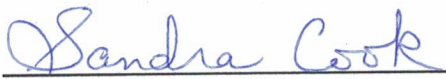
be on substantially similar terms to the current contract. The mayor is hereby authorized to execute any and all documents necessary to enter the contract and continue the operation of the senior citizen center as described herein.

PASSED AND APPROVED THIS 17th DAY OF October 2017.

APPROVED:


MAYOR

ATTEST:


RECORDER/TREASURER

Document Prepared By:
M. Sean Brister
BRISTER LAW FIRM, PLLC
P.O. Box 1451
Alma, AR 72921
(479) 632-2446

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the **CEDARVILLE SENIOR CITIZENS LODGE, INC.**, an Arkansas non-profit corporation, hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration to us in hand paid by the **CITY OF CEDARVILLE, ARKANSAS**, hereinafter called Grantee, does hereby grant, bargain, sell, and convey unto the said Grantee and Grantee's successors fee simple containing all right and title in and to the following described land, situated in Crawford County, State of Arkansas, to wit:

Part of the West Half of the Southeast Quarter of Section 2, Township 10 North, Range 32 West, more particularly described as commencing at the Southeast corner of the the Northwest Quarter of the Southeast Quarter of said section, township, and range; thence North 536.25 feet, thence West 346.5 feet, thence South 7 degrees 40 minutes West 306.0 feet; thence South 77 degrees 16 minutes West 216.7 feet to the center of Webber Branch; thence in a Northerly direction along the center of said Webber Branch to a point due West of the point of beginning; thence East to the point of beginning; containing 1 ½ acres more or less.

The legal description was provided by one or more of the parties to this conveyance, and the drafter of this deed does not certify as to the correctness or the accuracy of such legal description. No opinion has been rendered relative to the title of the property described herein, nor has any investigation been made to ascertain whether there are any improvements located on the property described herein.

TO HAVE AND TO HOLD the lands and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And we, the said Grantor, hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title to the said lands against all legal claims whatever. Subject to any prior reservations.

WITNESS our hands and seals on this 16th day of October, 2017.

Dorothy Hultusen
Signature of Officer

Dorothy Hultusen
Printed Name of Officer

ATTEST:

Barbara Mulligan
Signature of Attesting Officer

BARBARA Mulligan
Printed Name of Attesting Officer

ACKNOWLEDGEMENT

State of Arkansas

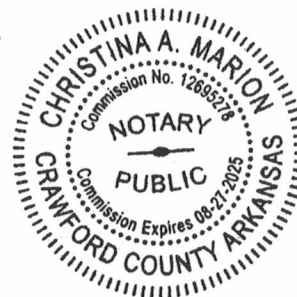
County of Crawford

On the above-written date, personally appeared the above-named officers of the Cedarville Senior Citizens Lodge, Inc., known to me, or providing sufficient identification to prove their identity to me, to be the persons whose names are subscribed as the duly authorized and attesting officers of the GRANTOR to the within warranty deed and acknowledged that they executed the same for the consideration and purposes therein mentioned and were duly authorized to execute the same.

Witness my hand and seal as Notary Public on this the above-written date.

Christina A. Marion
NOTARY PUBLIC

My Commission Expires: 8-27-2025



I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Mark Penhower
GRANTEE or GRANTEE'S AGENT

Mail Tax Statement to:

