1	RESOLUTION NO		
2			
3	A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO		
4	EXECUTE ANY DOCUMENTS NECESSARY TO CONVEY		
5	APPROXIMATELY THREE (3) ACRES OF PROPERTY LOCATED AT		
6	9404 YOUNG ROAD, LITTLE ROCK, ARKANSAS, TO FRANCISCO		
7	ESPINOZA; AND FOR OTHER PURPOSES.		
8			
9	WHEREAS, in 2016, the City of Little Rock, Arkansas, acquired approximately 318 acres of land		
10	from Roseleta Bartholomew for the benefit of the Little Rock Port Authority; and,		
11	WHEREAS, the acquisition included two (2) small Real Estate Contracts for the sale of five (5) acres		
12	of land which were transferred to the Little Rock Port Authority; and,		
13	WHEREAS, one of the tracts of land contained three (3) acres and included a manufactured home		
14	located at 9404 Young Road, Little Rock, Arkansas; and,		
15	WHEREAS, the Little Rock Port Authority worked closely with Mr. Francisco Espinoza as ho		
16	continued to make monthly payments to fulfill the terms of the contract for the purchase of land located a		
17	9404 Young Road, Little Rock, Arkansas; and,		
18	WHEREAS, the Real Estate Contract has now been paid in full; and,		
19	WHEREAS, the City of Little Rock, Arkansas, for the benefit of the Little Rock Port Authorit		
20	conveys the three (3) acres located at 9404 Young Road, Little Rock, Arkansas, to Mr. Francisco Espinoz		
21	by Quitclaim Deed, in a form and manner approved by the City Attorney, similar to Exhibit A, attached		
22	hereto and made a part thereof.		
23	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY		
24	OF LITTLE ROCK, ARKANSAS:		
25	Section 1. The Mayor and City Clerk are authorized to execute any necessary documents, in a form		
26	acceptable to the City Attorney, in a form similar to Exhibit A, attached hereto and made a part thereof, for		
27	the conveyance of approximately three (3) acres of land located at 9404 Young Road, more particularly		
28	described as follows:		
29	DESCRIPTION: PART OF THE SE ¼ NW¼ SECTION 34, T-1-N, R-11-W, IN PULASKI		
30	COUNTY, ARKANSAS, more particularly described as follows: commence at the southeast		
31	corner of said SE1/4 NW ½, thence north along east line of said SE1 /4 NW1/4, 256. 7 feet;		
32	thence West 263. 7 feet to the point of beginning; thence continue West 630.3 feet; thence N		
33	6°27'45" W, 208.7 feet to the point of beginning, containing 3.0 acres, more or less. Subject		

1	Section 2. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the			
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8	Section 3. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with			
9	the provisions of this resolution, are hereby repealed to the extent of such inconsistency.			
10	ADOPTED: July 9, 2019			
11	ATTEST:	APPROVED:		
12				
13				
14	Susan Langley, City Clerk	Frank Scott, Jr., Mayor		
15	APPROVED AS TO LEGAL FORM:			
16				
17 18	Thomas M. Carpenter, City Attorney			
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	Exhibit A	
	THIS INSTRUMENT REARED	
	<u> </u>	
	BY, AND AFTER RECORING,	
	RETURN TO:	
		
		
	OUTEL AIM DEED	
	QUITCLAIM DEED	
	KNOW ALL PERSONS BY THESE PRESENTS:	
	KNOW ALL FERSONS BY THESE FRESENTS.	
	THAT CITY OF LITTLE ROCK, ARKANSAS, FOR THE USE AND BENEFIT OF THE	
LITTLE ROCK PORT AUTHORITY ("Grantor"), for and in consideration of the sum of Ten Dollar		
(\$10.00) and other good and valuable consideration, in hand paid by FRANCISCO ESPINOZA, a		
individual (" <u>Grantee</u> "), the receipt of which is hereby acknowledged, does hereby convey and quitclaim unt		
	Grantee, and unto its successors and assigns forever, all right, title and interest of Grantor, if any, in and to the certain real property situated in Pulaski County, Arkansas, more fully described as:	
	certain real property situated in Fulaski County, Arkansas, more fully described as.	
	PART OF THE SE 1/4 NW1/4 SECTION 34, T-1-N, R-11-W, IN PULASKI COUNTY,	
ARKANSAS, more particularly described as follows: Commence at the southeast cor-		
	ner of said SE1/4 NW ½, thence north along east line of said SE1 /4 NW1/4, 256. 7 feet;	
	thence West 263. 7 feet to the point of beginning; thence continue West 630.3 feet; thence	
	N 6°27'45" W, 208.7 feet to the point of beginning, containing 3.0 acres, more or less.	
	1 V 2 / 10 VI, 2007 feet to the point of segiming, containing of actes, more of fees.	
	Subject to any easements of record that may be found in a full and completed title search. Also known	
	as 9404 Young Road, Little Rock, Arkansas, 72206, and incorporated herein by reference (the "Property").	
	subject to all matters or encumbrances of record or fact.	
	TO HAVE AND TO HOLD said Property unto Grantee and unto its successors and assigns forever, with	
	all appurtenances thereunto belonging.	
	AND Grantor and Grantee hereby acknowledge and agree that this conveyance is expressly without any	

l	warranty of title or otherwise, including without limitation any warranty concerning condition of improve-
2	ments on said Property, or otherwise, all of such warranties being expressly disclaimed and, in addition, such
3	conveyance is expressly "AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRE-
4	SENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."
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7	[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]
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34	EXECUTED this _ day of, 2019.

1			
2		<u>GRANTOR</u> :	
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4			
5		an Arkansas	
6			
7			
8		By:	
9		Name:	
10		Title:	
11			
12		<u>ACKNOWLEDGMENT</u>	
13			
14	STATE OF ARKANSAS)		
15)ss.		
16	COUNTY OF PULASKI)		
17			
18	On this day, before me, a Notary Public, duly commissioned, qualified and acting, within and for said		
19	County and State, appeared in person the within named, being the person authorized by		
20	said Choose an item. to execute such instrument, stating his respective capacity in that behalf, to me well		
21	known, who stated that he was the Choose an item. of, an Arkansas		
22	2, and was duly authorized in his respective capacity to execute the foregoing instrument for		
23			
24	so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes thereir		
25	mentioned and set forth.		
26	IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of		
27	, 2019.		
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29			
30 31	My Commission Expires:	NOTARY PUBLIC	
32	111y Commission Expires.		
33			
34	[S E A L]		
35	[~ ~]		

REAL PROPERTY TRANSFER TAX COMPLIANCE CERTIFICATION I certify under penalty of false swearing that this instrument is exempt from the imposition of any real property transfer tax under Ark. Code Ann. § 26-60-102(11). Grantee or Agent Name (printed):_____ Grantee or Agent Name (signature): Address: City/State/Zip:____