RESOLUTION NO.______________

A RESOLUTION TO ACCEPT TITLE TO PROPERTY DONATED TO THE CITY OF LITTLE ROCK, ARKANSAS, BY QUITCLAIM DEED, TO BE USED FOR NEIGHBORHOOD REVITALIZATION PROGRAMS; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Directors has stated as one of its goals a desire to provide for neighborhood revitalization, and has taken special efforts to accomplish this goal through its use of various City and Federal Funds, and in affirmative actions such as the creation of a Land Bank Commission; and,

WHEREAS, in order to accomplish this goal it is required that properties be obtained by the City in areas that are appropriate for revitalization; and,

WHEREAS, Johnny Hibbs, General Partner of Hibbs Partnership has indicated his desire to donate to the City of Little Rock the property located at 7319 Twin Oaks Road; and,

WHEREAS, the City wishes to accept the property for use in its neighborhood revitalization efforts; and,

WHEREAS, City Staff has conducted a title search of the property which revealed valid title to the property and staff will request the release of a City Lien in the amount of Two Hundred Eighty-One and 36/100 Dollars ($281.36); and,

WHEREAS, the City has performed an environmental assessment of the property pursuant to 24 C.F.R. § 58, et seq. (2003), which revealed no environmental problems; and,

WHEREAS, in consideration for the donation of the property for the public purpose of neighborhood revitalization, the City has not agreed to pay property taxes; and,

WHEREAS, Mr. Johnny Hibbs has provided the City with a Quitclaim Deed to the property, a copy of which is attached as Exhibit A; and,

WHEREAS, State Law requires that the City accept the property by resolution adopted by the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The Board of Directors hereby accepts the quitclaim deed to the property described in Exhibit A, in favor of the City of Little Rock.
Section 2. The property shall be used for a public purpose, specifically for City revitalization programs.

Section 3. 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 if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the ordinance.

Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this resolution are hereby repealed to the extent of such inconsistency.

ADOPTED: May 2, 2017

ATTEST: 

___________________________________  __________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

___________________________________
Thomas M. Carpenter, City Attorney
EXHIBIT A

Prepared By:
City of Little Rock
500 West Markham Street
Little Rock, AR 72201
Representative:
Doug Tapp, Redevelopment Administrator

WARRANTY DEED
(Donation by Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT:

Hibbs Partnership, by and through its General Partner, Johnny Hibbs, GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other good valuable consideration paid by the City of Little Rock, Arkansas, a municipal corporation, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, convey and warranty unto the Grantee, and unto its heirs and assigns forever, the following described lands in the County of Pulaski, State of Arkansas:

Lot 13, Block 5, FAIRFIELD Subdivision to the City of Little Rock, Pulaski County, Arkansas, more commonly known as 7319 Twin Oaks Road, Little Rock, Arkansas 72209 (Parcel No. 45L0120015800)

To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

Hibbs Partnership, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns forever, all rights and possibility of curtesy, dower, and homestead in and to such lands.

WITNESS, my hand and seal the _____ day of ___________________ 2017.

Hibbs Partnership, GRANTOR

By: Johnny Hibbs
General Partner of Hibbs Partnership
PO Box 414
Mabelvale, Arkansas 72103
DOCUMENTARY TAX STATEMENT

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)

By: Mayor Mark Stodola
City of Little Rock

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF PULASKI)

On this day came before me, the undersigned, a notary public within and for the county and state aforesaid, duly commissioned and acting personally appeared, Mike Ashcraft, Jr., Managing Member of Equity Properties, LLC, duly authorized to act on behalf of Equity Properties, LLC, known to me as the Grantor in the foregoing Deed, and acknowledged that he has executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this _____ day of _____________, 2017

Notary Public

My Commission expires: ____________________