

1 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
2 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
3 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
4 effect a if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
5 ordinance.

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7 the provisions of this resolution are hereby repealed to the extent of such inconsistency.

8 **ADOPTED: June 19, 2018**

9 **ATTEST:**

APPROVED:

10
11 _____
12 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

13 **APPROVED AS TO LEGAL FORM:**

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15 _____
16 **Thomas M. Carpenter, City Attorney**

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1 **Exhibit A**

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3 **Prepared By:**

4 Shawn A. Overton, Deputy City Attorney
5 City of Little Rock
6 500 West Markham Street
7 Little Rock, AR 72201
8

9 **Representative:**

10 Doug Tapp, Redevelopment Administrator – Land Bank
11

12 **QUIT-CLAIM DEED**

13
14 The City of Little Rock, Arkansas, a municipal corporation, GRANTOR, (defined as the "Grantor"),
15 for and in consideration of the sum of One Thousand, Five Hundred Dollars (\$1,500.00) and other good
16 and valuable consideration paid by Shawna Shackelford, an individual, (defined, as the "Grantee(s)),
17 whose tax mailing address is located at 164 Jasper Drive, Sherwood, Arkansas, does grant a Quit-Claim
18 Deed to Grantee(s) and their applicable heirs, beneficiaries, administrators, executor, successors, and
19 assigns the following parcel of real property (defined as the "Property"), so long as Grantee(s) abide by all
20 provisions described in this Quit-Claim Deed, but subject to:

21 (i) all previously recorded right(s), restriction(s), condition(s), covenant(s), reservation(s),
22 easement(s), servitude(s), and other applicable matter(s) in the Property’s chain-of-title;

23 (ii) Grantor’s reservation of easement rights for the benefit and necessity of any public utilities
24 located in, on, over, under, or through the Property as of the execution date of this Quit-Claim Deed;

25 (iii) Grantor’s reversionary rights;

26 (iv) all applicable zoning and building laws and ordinances;

27 (v) all taxes and assessments not yet due and payable;

28 (vi) all matters that would be disclosed by an accurate survey of the Property;

29 (vii) any license(s), permit(s), authorization(s), or similar item(s) related to any activity on the
30 Property;

31 (viii) Grantor’s reservation and reassertion of all existing or previously recorded or platted
32 easement(s), reservation(s), condition(s), restriction(s), right-of-way(s), highway(s), or other right(s) in
33 the Property’s chain-of-title for Grantor’s benefit, unless otherwise specifically released by Grantor in a
34 separate instrument of record in the Property’s chain-of-title;

35 (ix) all provisions described in this Quit-Claim Deed;

1 (x) all provisions described in Grantee(s) Application to Purchase Land Bank Property for Renovation
2 and New Construction or Application for Yard Expansion and Vacant Lot Purchase, or both (defined,
3 collectively, as the “Applications”); and

4 (xi) all provisions described in the Offer and Acceptance (defined as the “Agreement,” which is
5 described in, Exhibit-A, and fully incorporated for reference as if rewritten).

6
7 **LEGAL DESCRIPTION**

8
9 Property is situated in the State of Arkansas, County of Pulaski, City of Little Rock, and further being
10 described hereof.

11 **Lot 3 Block 55 Braddocks Blvd L3 Subdivision, to the City of Little Rock, Pulaski**
12 **County, Arkansas; more commonly known as 1107 West 32nd Street, Little Rock,**
13 **Arkansas. Parcel Number is 34L2750308700.**

14
15 **TERMS & CONDITIONS**

16
17 **1. COVENANTS RUNNING WITH THE LAND, SUCCESSORS & ASSIGNS:**

18 Grantee(s), except to the extent released by Grantor, agrees all provisions described in this Quit-
19 Claim Deed are covenants forever:

20 (i) burdening, benefitting, and running with the land of the Property; and

21 (ii) inuring and binding to the benefit and detriment of Grantor and Grantee(s) and his/her/their/its
22 respective, applicable heirs, beneficiaries, administrators, executors, successors, and assigns.
23 Accordingly, Grantee(s) and his/her/their/its applicable heirs, beneficiaries, administrators, executors,
24 successors, and assigns agree that either Grantee(s) use of the Property or recordation of this Quit-Claim
25 Deed are each deemed actions of Grantee(s) acceptance of all provisions described in this Quit-Claim
26 Deed.

27 **2. REQUIREMENTS & RESTRICTIONS:**

28 Grantee(s), in further consideration of Grantor granting the Property to Grantee(s), covenant to
29 perform and abide by the following requirements and restrictions after this Quit-Claim Deed's date of
30 execution:

31 **2.1 REAL ESTATE TAXES & ASSESSMENTS.** For a period of five (5) years, pay all of the
32 Property's Real Property Taxes and assessments becoming due and payable.

33 **2.2 DELINQUENCY.** Prohibit the Property from suffering any type of delinquency, tax liens, or
34 incur any other associated penalties.

1 **2.3 ADVERTISING.** Prohibit the construction of any billboards or advertising material on the
2 Property, except for identification signs permitted by Grantor under the Columbus City Graphics Code.

3 **2.4 UNLAWFUL ACTIVITY.** Prohibit the occurrence of any unlawful activity on the Property.

4 **3. DEFAULT. REVERSION & IMPROVEMENT(S):**

5 **3.1. DEFAULT.** Grantee(s), in addition to the provisions described in this Quit-Claim Deed, is
6 required to perform and adhere to all of the provisions described:

7 **(i)** in Grantee(s) completed Applications that Grantee(s) submitted to Grantor, which Grantor relied
8 upon the Applications to execute this Quit-Claim Deed granting the Property to Grantee(s); and

9 **(ii)** the Agreement executed between Grantor and Grantee(s), which Grantor also relied upon the
10 Agreement to execute this Quit-Claim Deed granting the Property to Grantee(s). Accordingly. Grantee(s)
11 default if Grantee(s) **(a)** violate any one or more of the provisions contained in this Quit-Claim Deed,
12 Applications, or Agreement, and **(b)** fail to cure the default within thirty (30) days after Grantor's written
13 notice of the default to Grantee(s).

14 **3.2. REVERSION.** Grantor expressly reserves to itself a reversionary interest in the Property in the
15 event or a default by Grantee(s) of any provisions contained in this Quit-Claim Deed, Applications, or
16 Agreement. Upon Grantee(s) default of any provisions described in this Quit-Claim Deed, Applications,
17 or Agreement but at Grantor's sole option and discretion. Grantor reserves the rights to:

18 **(i)** enter the Property;

19 **(ii)** take possession of the Property; and

20 **(iii)** revest the Property in the name of Grantor by executing and recording an "Affidavit on Facts
21 Relating to Title" of record in the Property's chain-of-title giving public notice of the Property's reversion
22 to Grantor. Grantee(s), upon Grantor's notice to Grantee(s) of Grantee(s) default of any provisions
23 described in this Quit-Claim Deed, Applications, or Agreement is required to execute and deliver a
24 recordable deed instrument of conveyance to Grantor, as approved by the City of Little Rock City
25 Attorney, confirming and perfecting the Property's reversion to Grantor in addition to the affidavit
26 described in this section.

27 **FURTHER,** the Grantor covenants with the Grantee completed construction for the property that will
28 make the property safe and in code compliant condition in at least two (2) years from closing. Failure to
29 complete construction for the property that will make the property safe and in code compliant condition in
30 at least two (2) years from closing shall cause the property to revert to the Grantor at no cost.

31 **3.3. IMPROVEMENT(S).** Grantee(s) agree that any improvement(s) on the Property immediately
32 attach and become part of the Property; however. in the event Grantor exercises its reversionary rights,
33 Grantor's revesting of title in the Property is subject and does not defeat, invalidate, or limit the lien of
34 any mortgage(s) financing the construction of any improvement(s) on the Property during Grantee(s)
35 ownership or the Property. In the event Grantor exercises its reversionary rights to the Property, then:

1 (i) all rights, title, interest, and estate to any improvement(s) on the Property immediately vests with
2 Grantor; and

3 (ii) Grantee(s) will be prohibited from possessing any rights or claims against Grantor for
4 contribution, compensation, or reimbursement for any of the improvement(s) on the Property during
5 Grantee(s) ownership of the Property.

6 **4. RESERVATIONS:**

7 Grantor conveys the Property subject to any previously recorded or platted right(s), restriction(s),
8 condition(s), covenant(s), reservation(s), easement(s), highway(s), right-of-way(s), and other applicable
9 matter(s) in the Property's chain-of-title. Additionally, Grantor forever reserves and reasserts to itself:

10 (i) any existing public right-of-way(s) and highway(s) on the Property;

11 (ii) all previously recorded or platted easement(s) reservation(s), condition(s), restriction(s), right-of-
12 way(s), highway(s), or other right(s) benefitting Grantor but predating Grantor's present ownership of the
13 Property, unless otherwise specifically released by Grantor in a separate instrument of record in the
14 Property's chain-of-title; and

15 (iii) easement rights for the benefit and necessity of all existing public utilities located in, on, over,
16 under, or through the Property as of the execution date of this Quit-Claim Deed.

17 **5. RELEASE:**

18 Pursuant to the ordinance authorizing Grantor to execute this Quit-Claim Deed, and in order to ensure
19 compliance with the Land Bank Program, Grantor's Director of Housing & Neighborhood Programs is
20 authorized to execute and deliver a recordable instrument, as approved by the Little Rock City Attorney,
21 releasing the Property from the operation of certain restrictive provisions described in this Quit-Claim
22 Deed only upon:

23 (i) Grantee(s) written request to Grantor; and

24 (ii) Grantor's written approval of Grantee(s) satisfaction of all provisions described in this Quit-Claim
25 Deed, Applications, and Agreement.

26 **6. RIGHTS & REMEDIES:**

27 Grantor is entitled to the injunctive relief described in this section in addition to any other relief
28 Grantor is entitled, included but not limited to specific performance of any provision of this Quit-Claim
29 Deed, without the necessity of proving either actual damages or the inadequacy of otherwise available
30 legal remedies. Grantor, where injunctive relief or specific performance does not appropriately remedy
31 Grantor, is entitled to recover damages from Grantee(s) for the violation of any provision of this Quit-
32 Claim Deed. Grantor, in its sole discretion but without limiting Grantee(s) respective liabilities or rights
33 under this Quit-Claim deed, is permitted to apply any damages recovered to the costs of undertaking any
34 corrective action under this Quit-Claim Deed. Furthermore, Grantee(s) is responsible for all costs incurred
35 by Grantor in enforcing the provisions of this Quit-Claim Deed against Grantee(s), including but not

1 limited to costs and expenses of suit and attorney's fees. Grantor's remedies described in this section are
2 cumulative and are in addition to any present or future remedies existing at law or in equity.

3 **7. NON-WAIVER:**

4 Grantor or Grantee(s) failure or refusal to exercise any rights described in this Quit-Claim Deed is not
5 a waiver of any rights Grantor or Grantee(s) possess to enforce the other party's obligations through any
6 rights and remedies Grantor or Grantee(s) has at law or in equity for the enforcement of the other party's
7 obligations. Accordingly, no waiver of any kind is valid against Grantor or Grantee(s) unless:

8 (i) reduced to writing;

9 (ii) and executed and approved by Grantor or Grantee(s) authorized representatives and authority; and

10 (iii) recorded in the Property's chain-of-title.

11 **8. SEVERABILITY:**

12 The remaining provisions of this Quit-Claim Deed will be unaffected and remain valid and
13 enforceable to the full extent permitted by law in the event and for any reason any provision of this Quit-
14 Claim Deed is held invalid or unenforceable under applicable law.

15
16 **GRANTOR'S EXECUTION**

17
18 Grantor, City of Little Rock, Pulaski County, Arkansas, a municipal corporation, by its authorized
19 representative, Mark Stodola, Mayor of the City of Little Rock, Arkansas, pursuant to authority granted
20 by City of Little Rock, Board of Directors, does voluntarily acknowledge this Quit-Claim Deed on behalf
21 of Grantor on the effective date below.

22
23 **City of Little Rock, GRANTOR**
24 **500 West Markham Street**
25 **Little Rock, Arkansas 72201**
26

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29 **By: Mark Stodola, Mayor**
30 **City of Little Rock, Arkansas**
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1 **Shawna Shackelford, Grantee**
2 **164 Jasper Drive**
3 **Sherwood, Arkansas 72120**
4

5 _____
6 **By: Shawna Shackelford**
7

8 On this day came before me, the undersigned, a Notary Public within and for the County and State
9 aforesaid, duly commissioned and acting personally appeared, Shawna Shackelford, known to me as the
10 Grantee in the foregoing Deed, and acknowledged that they have executed the same for the consideration
11 and purposes therein mentioned and set forth.

12 **WITNESS**, my hand and seal the _____ day of _____ 2018.
13

14 _____
15 **Notary Public**
16

17 My Commission expires: _____
18
19
20

21 **DOCUMENTARY TAX STATEMENT**
22

23 I certify under penalty of false swearing that the legally correct amount of documentary stamps have
24 been placed on this instrument. (If none shown, exempt or no consideration paid.)
25

26 **City of Little Rock**
27 **500 West Markham Street, Suite 120W**
28 **Little Rock, Arkansas 72201**
29

30 _____
31 **By: Doug Tapp, Redevelopment Administrator**
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ACKNOWLEDGEMENT

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STATE OF ARKANSAS)
COUNTY OF PULASKI)

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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, Doug Tapp, Redevelopment Administrator, City of Little Rock, Arkansas.

WITNESS my hand and seal as such Notary Public this _____ day of _____, 2018.

Notary Public

My Commission expires: _____

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1 **EXHIBIT B**

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3 **OFFER AND ACCEPTANCE**

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5 1. The undersigned, Shawna Shackleford, 164 Jasper Drive, Sherwood, AR, 72120, herein called the
6 “Buyer(s)” offer(s) to buy, subject to the terms set forth herein, the following property from The
7 City of Little Rock, 500 West Markham Street, Suite. 120, Little Rock, AR, 72201, herein called
8 the “Seller(s)”.

9 **Lot 3 Block 55 Braddocks Blvd L3 Subdivision, to the City of Little Rock,**
10 **Pulaski County, Arkansas; more commonly known as 1107 West 32nd**
11 **Street, Little Rock, Arkansas. Parcel Number is 34L2750308700.**

- 12 2. The Buyer(s) will pay One Thousand, Five Hundred Dollars (\$1,500.00) for the property, Zero
13 Dollars (\$0.00) as a down payment/earnest money and the balance of One Thousand, Five
14 Hundred Dollars (\$1,500.00) as follows: Check at closing.

- 15 3. Special Conditions:

- 16 • Approval by Land Bank Commission
17 • Approval by Little Rock City Board of Directors
18 • Additional Stipulations:

- 19 1. Two (2) years to complete project, or Land Bank Commission votes to
20 approve an extension. The two (2) years starts after rezoning or closing,
21 whichever is the latter. Reversion clause in deed.
22 2. The Land Bank to pay the Citys closing costs
23 3. Buyer to pay buyers closing costs

- 24 4. Conveyance shall be made to Buyer(s), or as directed by Buyer(s), by Quit-Claim Deed except it
25 shall be subject to recorded restrictions and easements, if any.

- 26 5. The owner(s) of the above property, hereinafter called Seller(s), shall furnish at Seller’s cost an
27 owner’s policy reflecting merchantable satisfactory to Buyer(s) and/or the Buyer’s attorney,
28 Seller(s) shall have a reasonable time after acceptance within which to furnish title insurance. If
29 objections are made to title, Seller(s) shall have a reasonable time to meet the objections or to
30 furnish title insurance.

- 31 6. Buyer herewith tenders Zero Dollars (\$0.00) as earnest money, to become part of purchase price
32 upon acceptance. This sum shall be held by Buyer(s)/Agent/Title Company and if offer is not
33 accepted or if title requirements are not fulfilled, it shall be promptly returned to Buyer(s). If after
34 acceptance, Buyer(s) fail to fulfill his/her/their obligation(s), the earnest money may become

1 liquidated damages, which fact shall not preclude Seller(s) or Agent from asserting other legal
2 rights which they may have because of such breach.

3 7. Taxes and special assessments, due on or before the closing date shall be paid by the Seller(s).
4 Current general taxes and special assessments shall be pro-rated as of closing date based upon the
5 last tax statement. Insurance, interest and rental payments shall be pro-rated as of closing date.

6 8. Seller(s) shall vacate the property (if applicable) and deliver possession to Buyer(s) on or before
7 one (1)-day after the closing date. Seller(s) agree to pay rent to Buyer(s) of \$ n/a per day until
8 possession is given after the closing date if applicable.

9 9. Buyer(s) certifies that he or she has/they have inspected the property and he or she is /they are not
10 relying upon any warranties, representations or statements of the Seller(s)/Agent as to age or
11 physical condition of improvements. The risk of loss or damage to the property by fire or other
12 casualties occurring up to the time of transfer of title on the closing date is assumed by the
13 Seller(s).

14 10. The closing date shall be on or before April, 2018.

17 _____
18 **Shawna Shackleford, Buyer**
19 **(501) 765-8380**

_____ **Doug Tapp, Redevelopment Administrator**
City of Little Rock Land Bank
(Representative of Seller)
(501) 371-4848
dtapp@littlerock.gov

24 _____
25 **Date**

_____ **Date**

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