RESOLUTION NO. ______

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CONVEY APPROXIMATELY THREE (3) ACRES OF PROPERTY LOCATED AT 9404 YOUNG ROAD, LITTLE ROCK, ARKANSAS, TO FRANCISCO ESPINOZA; AND FOR OTHER PURPOSES.

WHEREAS, in 2016, the City of Little Rock, Arkansas, acquired approximately 318 acres of land from Roseleta Bartholomew for the benefit of the Little Rock Port Authority; and,

WHEREAS, the acquisition included two (2) small Real Estate Contracts for the sale of five (5) acres of land which were transferred to the Little Rock Port Authority; and,

WHEREAS, one of the tracts of land contained three (3) acres and included a manufactured home located at 9404 Young Road, Little Rock, Arkansas; and,

WHEREAS, the Little Rock Port Authority worked closely with Mr. Francisco Espinoza as he continued to make monthly payments to fulfill the terms of the contract for the purchase of land located at 9404 Young Road, Little Rock, Arkansas; and,

WHEREAS, the Real Estate Contract has now been paid in full; and,

WHEREAS, the City of Little Rock, Arkansas, for the benefit of the Little Rock Port Authority conveys the three (3) acres located at 9404 Young Road, Little Rock, Arkansas, to Mr. Francisco Espinoza by Quitclaim Deed, in a form and manner approved by the City Attorney, similar to Exhibit A, attached hereto and made a part thereof.

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

Section 1. The Mayor and City Clerk are authorized to execute any necessary documents, in a form acceptable to the City Attorney, in a form similar to Exhibit A, attached hereto and made a part thereof, for the conveyance of approximately three (3) acres of land located at 9404 Young Road, more particularly described as follows:

DESCRIPTION: PART OF THE SE ¼ NW¼ SECTION 34, T-1-N, R-11-W, IN PULASKI COUNTY, ARKANSAS, more particularly described as follows: commence at the southeast corner of said SE1/4 NW ¼, 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. 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.

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 resolution.

Section 3. 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: July 9, 2019

ATTEST:  

______________________________________   _____________________________________

Susan Langley, City Clerk       Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

_____________________________________

Thomas M. Carpenter, City Attorney
Exhibit A

THIS INSTRUMENT REARED
BY, AND AFTER RECORING,
RETURN TO:

___________________________________________
___________________________________________
___________________________________________

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS:

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 Dollars
($10.00) and other good and valuable consideration, in hand paid by FRANCISCO ESPINOZA, an
individual ("Grantee"), the receipt of which is hereby acknowledged, does hereby convey and quitclaim unto
Grantee, and unto its successors and assigns forever, all right, title and interest of Grantor, if any, in and to that
certain real property situated in Pulaski County, Arkansas, more fully described as:

PART OF THE SE ¼ NW ¼ 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 ¼, thence north along east line of said SE1 /4 NW1/4, 256. 7 feet;
then 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.

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
warranty of title or otherwise, including without limitation any warranty concerning condition of improvements on said Property, or otherwise, all of such warranties being expressly disclaimed and, in addition, such conveyance is expressly “AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.”

[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]

EXECUTED this _ day of ______________, 2019.
GRANTOR:

________________________________________,
an Arkansas _____________________________

By: ___________________________________
Name: _________________________________
Title: _________________________________

ACKNOWLEDGMENT

STATE OF ARKANSAS    )
 )ss.
COUNTY OF PULASKI    )

On this day, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named ________________, being the person authorized by said Choose an item. to execute such instrument, stating his respective capacity in that behalf, to me well known, who stated that he was the Choose an item. of ____________________________, an Arkansas ______ ________, and was duly authorized in his respective capacity to execute the foregoing instrument for and in the name and behalf of said limited liability company, and further stated and acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of ______, 2019.

________________________________________
NOTARY PUBLIC

My Commission Expires:

__________________________
[SEAL]
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: ____________________________________________