RESOLUTION NO. ______

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CONVEY APPROXIMATELY TWO (2) ACRES OF PROPERTY LOCATED AT 9410 YOUNG ROAD, LITTLE ROCK, ARKANSAS, TO ZENAIDA ZURITA; 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 approximately two (2) acres and included a manufactured home located at 9410 Young Road, Little Rock, Arkansas; and,

WHEREAS, the Little Rock Port Authority worked closely with Ms. Zenaida Zurita as she continued to make monthly payments to fulfill the terms of the contract for the purchase of land located at 9410 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 approximately two (2) acres located at 9410 Young Road, Little Rock, Arkansas to Ms. Zenaida Zurita 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 two (2) acres of land located at 9410 Young Road, more particularly described as follows:

DESCRIPTION: PART OF THE SE ¼ NW ¼ SECTION 34, TOWNSHIP 1 NORTH, RANGE 11 WEST. IN PULASKI COUNTY, ARKANSAS, more particularly described as follows: Beginning 464.0 feet North and 30.9 feet West of the southeast corner of said SE ¼ NW ¼ Section 34, run thence South 6 degrees 38 minutes West 208.7 feet; thence West 208.7 feet; thence North 6 degrees 38 minutes East 208.7
feet; thence East 208.7 feet to the point of beginning AND A PART OF THE SE \( \frac{1}{4} \) NW \( \frac{1}{4} \) AND PART OF THE SW \( \frac{1}{4} \) NE \( \frac{1}{4} \) SECTION 34, TOWNSHIP 1 NORTH, RANGE 11 WEST. PULASKI COUNTY. ARKANSAS, described as follows: commencing at the southeast corner of said SE \( \frac{1}{4} \) NW \( \frac{1}{4} \) Section 34, thence run North along the East line of said SE \( \frac{1}{4} \) NW \( \frac{1}{4} \) 256.7 feet to the point of beginning, thence run West 55.0 feet to a point; thence run North 6° 38'0" East 208.7 feet to a point, thence run East 208.7 feet to a point, thence run South 6° 38'0" West 208.7 feet to a point, thence run West 153.7 feet to the point of beginning. Subject to any easements of record that may be found in a full and completed title search. Also known as 9410 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: Approve:

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

APPROVED AS TO LEGAL FORM:

_______________________________________
Thomas M. Carpenter, City Attorney
THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING, 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 ZENAIDA ZURITA, 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 on

PART OF THE SE ¼ NW ¼ SECTION 34, TOWNSHIP 1 NORTH, RANGE 11 WEST.
IN PULASKI COUNTY, ARKANSAS, more particularly described as follows: Beginning
464.0 feet North and 30.9 feet West of the southeast corner of said SE ¼ NW ¼ Section
34, run thence South 6 degrees 38 minutes West 208.7 feet; thence West 208.7 feet; thence
North 6 degrees 38 minutes East 208.7 feet; thence East 208.7 feet to the point of begin-
ing AND A PART OF THE SE ¼ NW ¼ AND PART OF THE SW ¼ NE ¼ SECTION
34, TOWNSHIP 1 NORTH, RANGE 11 WEST. PULASKI COUNTY. ARKANSAS,
described as follows: Commencing at the Southeast corner of said SE ¼ NW ¼ Section 34,
thence run North along the East line of said SE ¼ NW ¼ 256.7 feet to the point of begin-
ing, thence run West 55.0 feet to a point; thence run North 6° 38'0" East 208.7 feet to a
point, thence run East 208.7 feet to a point, thence run South 6° 38'0" West 208.7 feet to a
point, thence run West 153.7 feet to the point of beginning. Subject to any easements
of record that may be found in a full and completed title search. Also known as 9410
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: ____________________________________  

__________________________________________  
NOTARY PUBLIC

[SEAL]

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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: __________________________