

BILL NO. 2025-047

ORDINANCE NO. 8727

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, APPROVING EXECUTION OF A QUIT CLAIM DEED DISPOSING OF EXCESS PROPERTY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI, THAT:

Section 1. The quit claim deed attached hereto and incorporated herein by reference is approved as a conveyance of excess property as recommended by the City Manager pursuant to Ordinance No 8722 of October 21, 2025. The City Manager is directed to execute and deliver a quit claim deed without warranty to the highest bidder, **Ingram Creek Investments, LLC**, a Missouri limited liability company, for which grantee will be obligated to pay the high bid of \$10.00. The City will provide no warranty of title.

Section 2. This ordinance shall be effective upon its final passage and approval.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri this 2nd day of December, 2025.

(seal)

ATTEST:


Cynthia Dye
CYNTHIA DYE, CITY CLERK

Carol Branham
CAROL BRANHAM, MAYOR

Recorded in Vernon County, Missouri



Recording Date/Time: 12/05/2025 at 01:07:13 PM

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Instr #: 2025R02756

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Fee: \$27.00 S 20250002599



Shelly Baldwin
Recorder of Deeds

CITY OF NEVADA

QUIT-CLAIM DEED

This INDENTURE, made on the 2nd day of December, A.D., 2025, by and between

The City of Nevada, Missouri, a Missouri Home Rule Charter Municipality, (Grantor),

and

Ingram Creek Investments, LLC, a Missouri limited liability company, (Grantees):

Grantee's mailing address is: 20800 South 1200 Road Moundville Missouri 64771-

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents REMISE, RELEASE, and forever QUIT-CLAIM, unto the said Grantee, the following described real estate being and situate in the County of VERNON, in the State of Missouri to-wit:

A tract of land being located in the Northwest 1/4 of Section 33 in Township 36 North, Range 31 West of the 5th P.M., Vernon County, Missouri, being described as follows:

Commencing at the Northwest 1/4 of Section 33; thence S02°21'48"W along the West line of said Northwest 1/4 of Section 33, a distance of 1128.63 feet to a found 1/2" iron pin; thence S02°21'48"W along the West line of said Northwest 1/4 of Section 33, a distance of 37.43 feet to a found 1/2" iron pin; thence S02°21'48"W along the West line of said Northwest 1/4 of Section 33, a distance of 342.57 feet to a found 1/2" iron pin; thence S02°21'48"W along the West line of said Northwest 1/4 of Section 33, a distance of 33.44 feet to a found railroad spike; thence S88°11'51"E a distance of 251.92 feet to a found 1/2" iron pin; thence S88°11'51"E a distance of 327.17 feet to a found PK nail; thence S88°11'39"E a distance of 156.02 feet to a found 5/8" iron pin; thence S88°12'25"E a distance of 105.83 feet to the POINT OF BEGINNING; thence S88°12'25"E a distance of 16.52 feet to a found 5/8" iron pin; thence N62°58'10"E a distance of 65.33 feet to a found 5/8" iron pin; thence S88°19'19"E a distance of 56.19 feet to a found 1/2" iron pin; thence S01°48'16"W a distance of 102.52 feet to a found "X" cut into the concrete; thence S01°48'16"W a distance of 21.31 feet; thence N88°04'16"W a distance of 92.87 feet to a found 5/8" iron pin; thence S02°08'47"W a distance of 50.03 feet to a found 5/8" iron pin; thence N88°28'13"W a distance of 36.38 feet to a found 5/8" iron pin; thence N01°38'48"E a distance of 142.19 feet returning to the point

