

BILL NO. 2025-051

ORDINANCE NO. 8731

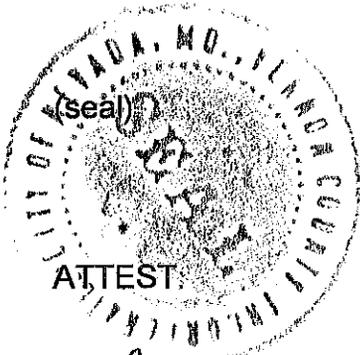
**A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, APPROVING EXECUTION OF A SPECIAL WARRANTY DEED DISPOSING OF EXCESS PROPERTY**

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

**Section 1.** The special warranty 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 special warranty deed to the best bidder, **Nevada MO Habitat for Humanity** for which grantee will be obligated to pay the price of \$6,000.

**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 16th day of December, 2025.



*Cynthia Dye*  
\_\_\_\_\_  
CYNTHIA DYE, CITY CLERK

*Carol Branham*  
\_\_\_\_\_  
CAROL BRANHAM, MAYOR

**AGENDA ITEM**  
Dec 2, 2025

**Subject: Disposal of excess property**

**Department: Administration**

Recorded in Vernon County, Missouri



Recording Date/Time: 12/22/2025 at 10:20:00 AM

Book: 2025 Page: 2850

Instr #: 2025R02890

Pages: 2

Fee: \$27.00 S 20250002716

CITY OF NEVADA



**SPECIAL WARRANTY DEED**

This Indenture, made on the 19<sup>th</sup> day of December, A.D., 2025, by and between **The City of Nevada, Missouri**, a Home Rule Charter Municipality organized under the laws of the State of Missouri, (GRANTOR), and

**Nevada, MO Area Habitat for Humanity, Inc**, a Missouri not-for-profit corporation (GRANTEE):

Grantee's mailing address is: P.O. Box 170, Nevada, MO 64772-0170

WITNESSETH, that the said Grantor, 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 by these presents Bargain, Sell, and Convey unto the said Grantee, its successors, heirs and assigns, the following described lots, tracts, or parcels of land, lying being and situate in the County of Vernon, in the State of Missouri to-wit:

226 NORTH LYNN STREET  
LOT ONE (1) AND THE NORTH TWENTY (20) FEET OF LOT TWO (2) IN BLOCK SEVEN (7) OF DODSON'S ADDITION TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF.

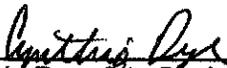
SUBJECT TO RESERVATIONS, RESTRICTIONS OR EASEMENTS AFFECTING SUBJECT LAND. ALSO SUBJECT TO ANY PART LYING IN THE PUBLIC ROADWAY.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto its successors, heirs and assigns, forever; the said Grantor hereby covenanting it is lawfully seized and indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that said premises are free and clear of any encumbrance arising from the Grantor's ownership; and that said Grantor will warrant and defend the title of the said premises, unto the said Grantee, and its successors, heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its City Manager and the seal of the City of Nevada to be attached, the day and year first above written.

  
Gary Edwards, City Manager

ATTEST:

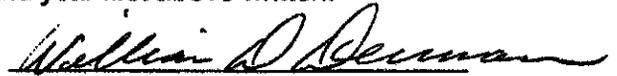
By   
Cynthia Dye, City Clerk



STATE OF MISSOURI        }  
COUNTY OF VERNON       }ss

On this 19th day of December, 2025, before me appeared Gary Edwards, in his capacity as City Manager of the City of Nevada, Missouri, to me personally known, who being by me duly sworn, did say that he is City Manager of the City of Nevada, Missouri, and that the seal affixed to the foregoing instrument is the seal of said city and that said instrument was signed and sealed in behalf of said City of Nevada, Missouri by authority of its City Council, and said Gary Edwards acknowledged said instrument to be the free act and deed of said City

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, at my office in the County and State the day and year first above written.



WILLIAM D. DENMAN  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Vernon County  
My Commission Expires Sept. 17, 2029  
Commission #15425568

Notary Public  
My commission expires 9-17-29.