

BILL NO. 2019-031

ORDINANCE NO. 8278

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, ACCEPTING A GIFT OF A TRACT OF LAND ADJACENT TO THE FRANK E. PETERS MUNICIPAL GOLF COURSE.

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

Section 1. A gift to the City of Nevada, Missouri of the tract of real estate hereafter described lying adjacent to the Frank E. Peters Municipal Golf Course and mutually valued at \$7,000.00, is hereby accepted conditioned upon Grantor's assurance that compensation is waived and that perfection of a gift is by mutual consent concluded.

Section 2. The legal description of the tract is as follows:

THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FOURTEEN (14) TOWNSHIP THIRTY-FIVE, RANGE THIRTY-ONE (31), VERNON COUNTY, MISSOURI, LYING EAST OF RAILROAD RIGHT OF WAY, WEST OF INTERSTATE HIGHWAY FORTY-NINE (49), AND SOUTH OF THE PROPERTY OF FERRY FARMS, LLC. COMPRISING 6.6 ACRES, MORE OR LESS.

Section 3. The parties acknowledge that the tract borders the municipal golf course but is separated therefrom by railroad right of way. And that access from Interstate 49 is not available.

Section 4. This ordinance will be in full force and effect from and after its passage and approval.

PASSED, APPROVED and ADOPTED by the City Council of the City of Nevada, Missouri, this 20th day of August, 2019.

(SEAL)

Attest


Johnna Williams, Deputy City Clerk


George Knox, Mayor

Recorded In Vernon County, Missouri



Recording Date/Time: 09/23/2019 at 09:59:03 AM

Book: 2019 Page: 2106

Instr #: 2019R02118

Pages: 5

Fee: \$36.00 S 20190002082

CITY OF NEVADA



Shelly Baldwin
Recorder of Deeds

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 20th day of August 2019, by and between RONALD L. VINCENT AND JULIE VINCENT, husband and wife of Vernon County, Missouri, whose mailing address is 18577 E K Highway, Nevada MO 64772 hereinafter called **GRANTOR**, and the City of Nevada, Missouri, a home rule charter municipality, of Vernon County, Missouri, **GRANTEE** whose mailing address is 110 South Ash Street, Nevada, Missouri 64772,

WITNESSETH, that the said Grantor, by gift, (consideration is waived to conclude a transfer by gift) does by the presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, unto its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Vernon and State of Missouri, to-wit:

THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FOURTEEN (14) TOWNSHIP THIRTY-FIVE, RANGE THIRTY-ONE (31), VERNON COUNTY, MISSOURI, LYING EAST OF RAILROAD RIGHT OF WAY, WEST OF INTERSTATE HIGHWAY FORTY-NINE (49), AND SOUTH OF THE PROPERTY OF FERRY FARMS, LLC. COMPRISING 6.6 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the premises aforesaid, with all singular, the rights, privileges, appurtenances and immunities thereto belonging, or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever; the said Grantor hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by him or those under whom he claims; and that he will warrant and defend the title to the said premises unto the said party of the second part, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever. Grantor acknowledges Grantee has not sought acquisition of the property, the city may find some future use because it adjoins municipal recreational tracts, and it accepts title to the tract solely because it is offered by way of gift. Grantor warrants that Grantee makes no warranty as to federal or state tax benefits or obligations accruing by virtue of this transaction.

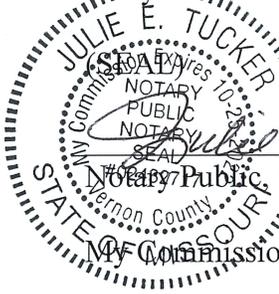
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss.
COUNTY OF Vernon)

On this 5th day of August, 2019, before me personally appeared Ronald L. Vincent known to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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


Julie E. Tucker
Notary Public, State of Missouri
My Commission Expires 10-25-22

Ronald L. Vincent
Ronald L Vincent

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss.
COUNTY OF Vernon)

On this 6th day of August, 2019, before me personally appeared Julie Vincent known to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

(SEAL)
Cindy A. Winters
Notary Public, State of Missouri

Julie Vincent
Julie Vincent


My Commission Expires 3/27/22

Title of Document: Property Gift

Date of Document: August 20, 2019

Grantor(s): Ronald L. Vincent & Julie Vincent

Grantee(s): City of Nevada

Mailing Address(s): Attn: City Clerk, 110 S. Ash, Nevada, MO 64772

Legal Description: SE4 SE4 E OF RR & W OF HWY 71

Reference Book and Page(s):