

**BILL NO. 2020-002**

**ORDINANCE NO. 8305**

**A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AUTHORIZING AND DIRECTING THE TRANSFER OF A TRACT OF REAL ESTATE TO THE NEVADA ANIMAL SHELTER CORPORATION, A MISSOURI NONPROFIT CORPORATION, TO ACCOMMODATE FINANCING OF AN ANIMAL SHELTER FOR THE CITY OF NEVADA, MISSOURI.**

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

**Section 1.** The transfer of title of the tract of real estate of the City of Nevada, Missouri, described on the Exhibit attached hereto and incorporated herein by reference, to the Nevada Animal Shelter Corporation, a Missouri Nonprofit Corporation, is hereby authorized and approved to accommodate financing of an Animal Shelter for the City of Nevada, Missouri.

**Section 2.** The Mayor and City Clerk are authorized and directed to execute a warranty deed to perfect the transfer and complete appropriate delivery of the deed.

**PASSED, APPROVED AND ADOPTED,** by the City Council of Nevada, Missouri, this 21st day of January, 2020.

ATTEST:

\_\_\_\_\_  
George Knox, Mayor

\_\_\_\_\_  
Johnna Williams, Deputy City Clerk

**GENERAL WARRANTY DEED**

**THIS INDENTURE**, made on the \_\_\_\_\_day of January, 2020, by and between The City of Nevada, Missouri, a Home Rule Charter City organized under Article VI, Section 19, of the Constitution of Missouri, and The Nevada Animal Shelter Corporation, a Missouri Nonprofit Corporation GRANTEE, c/o Mark Mitchell, 110 South Ash Street, Nevada, Missouri 64772,

**WITNESSETH**, that the said Grantor, in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by the presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, and unto its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Cedar and State of Missouri, to-wit:

Legal description is set out on exhibit A, attached hereto and incorporated herein  
By reference.

**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 it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it, or those under whom they claim; and that it will warrant and defend the title to the said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

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

City of Nevada, Missouri

By: \_\_\_\_\_  
George Knox, Mayor

SEAL

ATTEST:

\_\_\_\_\_  
Johnna Williams, Deputy City Clerk



Exhibit A

Legal Description for Animal Shelter

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, VERNON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE  $S02^{\circ}21'54''W$  ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2017.56 FEET; THENCE  $N87^{\circ}38'06''W$ , 740.60 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE  $N87^{\circ}38'06''W$ , 201.01 FEET; THENCE  $N02^{\circ}21'54''E$ , 319.06 FEET TO AN IRON PIN SET; THENCE  $S87^{\circ}38'06''E$ , 201.01 FEET TO AN IRON PIN SET; THENCE  $S02^{\circ}21'54''W$ , 319.06 TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS, AS DESCRIBED BY CHARLES M. FRANCIS, PLS NO. 2004017824.

SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.