

RESOLUTION NO. 2020- 9

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OZARK, ARKANSAS, A RESOLUTION ENTITLED:

“A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A DEED OF CONVEYANCE”

WHEREAS, the Mayor has determined that the real property owned by the City of Ozark, commonly referred to as the “Old City Shop” and vacant lot located at 101 East Main St. in Ozark, the same being more particularly described below, is no longer needed for any city purpose, and

WHEREAS, after having had performed a market analysis, the Mayor has certified that in her opinion the value of said building is less than \$20,000.00, due to problems with the title to the property, i.e., the shop building extends to and covers adjacent real property to which the City has no legal title, and

WHEREAS, The council concurs in the valuation, and desires to sell the building to spur economic development of the downtown area,

NOW THEREFORE BE IT FURTHER RESOLVED,

1. That pursuant to the requirements of A.C.A. §14-54-302(b), the Mayor and Clerk/Recorder be, and they hereby authorized and directed to accept the offer of ABC Holdings, LLC to purchase the following described property AS IS for \$19,900.00, and further to execute an instrument of conveyance approved in form by the City Attorney upon payment of the purchase price, to wit:

Lot 1 and the North part of Lot 2 in Block 24 in the Town of Ozark more particularly described as beginning at the Northwest corner of said lot and running thence South 29-1/3 feet thence East the width of said Block thence North to the Northeast corner of said Lot 2 thence West to the place of beginning. Also part of the East half of the Southwest Quarter in Section 36, Township 10 North, Range 27 West more particularly described as beginning at the Northeast corner of said Block 24 in the town of Ozark running thence South 73-1/3 feet thence East 40 feet thence North 73-1/3 feet thence West 40 feet to the place of beginning, the total area hereby conveyed being 73-1/3 feet by 100 feet.

Commonly known as: 101 East Main Street, Ozark, AR 72949

Part of Lot 2 in Block 24, of Ozark, described as beginning at a point 29-1/3 feet S of the NW/c or said Lot 2 and running thence South 14-2/3 feet, thence East the width of the block, thence North 14-2/3 feet thence West to the place of beginning,

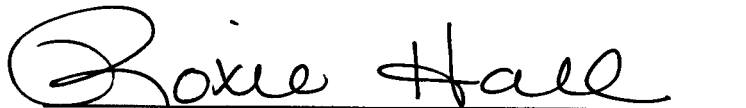
ALSO

Lots 3, 4 and 5 all in Block 24, Ozark, described as beginning at the SE/c of said Block 24, and running thence North 146-2/3 feet, thence East 40 feet, thence South 146-2/3 feet, thence West

40 feet to the place of beginning, the area of all lands herein conveyed by the said J. R. Davidson and Lillie Davidson, his wife, by a Warranty Deed to W. C. Talley, on June 12, 1925, said deed being recorded in Record Book "YY", at page 61 thereof, in the office of the Circuit Court and Recorder of Franklin County, Arkansas, in Ozark, Arkansas.

PASSED this 13<sup>th</sup> day of July, 2020.

Approved:

  
Roxie Hall, Mayor

Attest:

  
Susan Stevens, Clerk/Recorder

SEAL