

BILL NO. 3022-24

ORDINANCE NO. 2981-24

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK ON BEHALF OF THE CITY OF CAMDENTON TO EXECUTE A QUIT CLAIM DEED TO CARROLL FAMILY TRUST RELEASING UTILITY EASEMENTS OVER LOTS 10 AND 11, BLOCK A, COOPERS SUBDIVISION IN CAMDEN COUNTY, MISSOURI

WHEREAS, the Carroll Family Trust owns a piece of property known as Lots 10 and 11 of Block A of Coopers Subdivision; and

WHEREAS, the City of Camdenton has reservations upon his property for sewer utilities; and

WHEREAS, the City of Camdenton is willing to release these reservations.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CAMDENTON, MISSOURI, AS FOLLOWS:


Section 1. That the Mayor and City Clerk on behalf of the City of Camdenton is hereby authorized to execute the Quit Claim Deed to the Carroll Family Trust for these stated reservations. A copy of the Quit Claim is attached hereto and made a part of this Ordinance, identified as Exhibit A.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Section 3. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Read the first time 20 day of February 2024.

Read the second time and passed and approved by the Board of Aldermen this 20 day February 2024.


John D. McNabb, Mayor

ATTEST:


Renée Kingston, MMC/MPOC
Assistant City Administrator/City Clerk



CORPORATION QUIT-CLAIM DEED

THIS INDENTURE, Made on the 20 day of February, A.D. Two Thousand Twenty-four by and between

CITY of CAMDENTON

a municipal corporation duly organized under the laws of the State of Missouri, of the County of Camden, State of Missouri, GRANTOR, and

CARROLL FAMILY TRUST dated FEBRUARY 9, 2012

of the County of Camden, State of Missouri, GRANTEE,

(Mailing address of said first named grantee is: P.O. Box 3478, Camdenton, Missouri 65020).

WITNESSETH, that the said GRANTOR, in consideration of ONE DOLLAR and OTHER VALUABLE CONSIDERATION to it paid by the said GRANTEE (the receipt of which is hereby acknowledged), do be these presents, REMISE, RELEASE and FOREVER QUIT CLAIM unto the said GRANTEE, the following described lots, tracts or parcels of land, lying, being and situate in the County of Camden and State of Missouri, to-wit:

An easement over part of Lots 10 and 11, Block A of COOPERS SUBDIVISION, heretofore granted to the owner of Lot 12 in Block A in COOPERS SUBDIVISION, to-wit: Commencing at the Northeast corner of said Lot 10, run South along the East boundary line of said Lots 10 and 11 to the Southeast corner of said Lot 11; thence West along the South boundary line of said Lot 11, a distance of 10 feet; thence North and parallel to the East boundary line of said Lots 10 and 11 to the point on the North boundary line of said Lot 10; thence East along the North boundary line of said Lot 10, a distance of 10 feet to the point of beginning. This easement is for the purpose of ingress and egress and for the common use of the parties hereto, their heirs and assigns and the owner of Lot 12, Block A of COOPERS SUBDIVISION.

Subject to all restrictions, reservations, conditions and easements of record and to all existing roads and power lines, whether of record or not.

The purpose of this Quit Claim Deed to convey all of Grantor's right, title and interest to Grantee that said Grantor acquired in that certain Sewer Easement dated July 28, 2003 and recorded in Deed Book 573, Page 219 in the Office of the Recorder of Deeds, Camden County, Missouri.

THIS DOCUMENT, INCLUDING LEGAL DESCRIPTION, WAS PREPARED BY CHALFANT-TOMPKINS TITLE GUARANTY INC., SOLELY UPON INFORMATION FURNISHED BY THE PARTIES OR THEIR AGENTS AND WITHOUT SEARCH OR EXAMINATION, ALL AT THE DIRECTION OF THE GRANTOR AND GRANTEE.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said GRANTEE and unto its successors and assigns forever; so that neither the said GRANTOR nor its successors nor assigns nor any other person or persons for it or in its name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said GRANTOR caused these presents to be signed by its Mayor and attested by its City Clerk, the day and year first above written.

CITY OF CAMDENTON, a Missouri Municipal Corporation, Grantor

by  _____
John D. McNabb, its Mayor

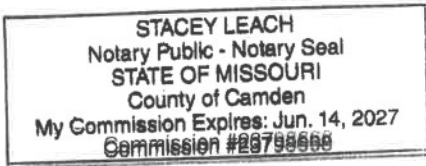
Attest:

 _____
Renee Kingston, its City Clerk

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In the State of Missouri County of Camden, on this 21st day of February, A.D., 2024, before me appeared John D. McNabb, to me personally known, who being by me duly sworn, did say that he is the Mayor of City of Camdenton, a Missouri Municipal Corporation, Grantor, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Aldermen and acknowledged said instrument to be the free act and deed of said municipal corporation.

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





Notary Public

My term as a Notary Public expires 6/14/2027