

ORDINANCE NO. 147

AN ORDINANCE OF THE VILLAGE OF CENTERTOWN, MISSOURI AUTHORIZING THE CHAIRMAN OF THE BOARD OF TRUSTEES EXECUTE A WARRANTY DEED FOR THE CONVEYANCE AND TRANSFER OF REAL PROPERTY TO CLAD RENTAL LLC.

WHEREAS, the Village of Centertown, as Seller, duly entered into a real estate contract with Clad's Rentals LLC (sometimes also known as Clad Rental LLC), as Buyer, dated January 14, 2010 (the Contract) for the sale of real property described as Lots 13 and 14 in Block 7 in the Original Town of Centertown, Missouri; and

WHEREAS, the conditions have been fulfilled by which to close the contract.

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE VILLAGE OF CENTERTOWN AS FOLLOWS:

Section 1. The Chairman is hereby authorized to execute a general warranty deed substantially similar to Exhibit "A" attached hereto conveying the real property described in the Contract.

Section 2. The Chairman is further authorized to execute such additional documents and take such further actions as may reasonably be required to carry out the provisions and intent of the Contract.

Section 3. This ordinance shall be in force and take effect after its passage and approval by the Chairman.

DULY PASSED on this 17th day of January, 2012.

Charles R. Ellis

Charles Ellis
Chairman

ATTEST:

Cathy Corbett
Village Clerk

(SEAL)

STATEMENT OF THE AYES AND NAYS:

The vote was: Yeas 5 Nays _____ Absent _____

APPROVED this 17th day of January, 2012.

Charles L. Ellis

Charles Ellis
Chairman

ATTEST:

Cathy Calvert

Village Clerk

(SEAL)

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 18th day of January, 2012, by and between The Village of Centertown, Cole County, Missouri (Grantor), party of the First Part, and Clad's Rentals, L.L.C., a Missouri limited liability company (Grantee) [Grantee's mailing address: 108 State Route U, Centertown, MO 65023], party of the Second part:

WITNESSETH, That the said party of the First Part in consideration of the sum of Ten Dollars and other good and valuable consideration, to it paid by the said party of the Second part, the receipt of which is hereby acknowledged, does by these presents, **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said party of the Second Part, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Cole, State of Missouri, to-wit:

Lots 13 and 14 in Block 7 in the Original Town of Centertown, Missouri.

Subject to any and all easements, restrictions and reservations of record, if any.

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 party of the Second Part and unto its successors and assigns **FOREVER**, the said Village of Centertown 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 it claims and that it will warrant and defend the title to 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.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set its hand and seal the day and year first above written.

THE VILLAGE OF CENTERTOWN

By: Charles R. Ellis
Charles Ellis, Chairman; Board of Trustees

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

On this 18th day of January, 2012, before me personally appeared Charles Ellis, to me personally known, who, being by me duly sworn, did say that he is Chairman of the Board of Trustees of the Village of Centertown, Missouri, that the seal affixed to this instrument is the corporate seal of said Village, and that the said instrument was signed and sealed in behalf of said district by authority of its Board of Trustees pursuant to Ordinance No. 147.

And the said Charles Ellis acknowledges said instrument to be the free act and deed of said Village.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Cathy Colbert
Notary Public

CATHY COLBERT
Notary Public-Notary Seal
STATE OF MISSOURI
Cole County
My Commission Expires 5/2/2014
Commission #10487552