

RESOLUTION NO. 16 - 21

A RESOLUTION AUTHORIZING CONVEYANCE OF PROPERTY TO WILLIAM AND JUDY RANSOM; GRANTING AUTHORITY TO THE MAYOR TO EXECUTE SAID RESOLUTION AND AUTHORIZING CITY SECRETARY TO AUTHENTICATE MAYOR'S SIGNATURE TO SAID RESOLUTION, AND AUTHORIZING CITY MANAGER TO EXECUTE ALL INSTRUMENTS REQUISITE IN IMPLEMENTING SAID RESOLUTION, AND AUTHORIZING CITY SECRETARY TO AUTHENTICATE CITY MANAGER'S SIGNATURE TO THIS RESOLUTION.

A regular meeting of the City Council of the City of Commerce, Texas, was held in Commerce, Texas, at City Hall, on the 17th day of May 2016, at 6:00 p.m.; a majority of Council Member's being present and constituting a quorum, the following Resolution was adopted:

WHEREAS, the City of Commerce is the owner of property S2827, ENLOW PLACE ADDITION PHASE II, Blk 12, Lot 1; and

WHEREAS, William and Judy Ransom have requested that said property be conveyed by the City of Commerce.

BE IT RESOLVED, that after careful consideration, the City Council of the City of Commerce hereby deems it to be in the best interest to convey property known as S2867, ENLOW PLACE ADDITION PHASE II, Blk 12, Lot 1.

WHEREAS, The City Council finds that \$5,000 is fair market value for said property; and

NOW, THEREFORE, BE IT RESOLVED, the City Attorney for the City of Commerce is hereby authorized to prepare said Quit Claim Deed and present said documentation for signatures.

NOW, THEREFORE, BE IT RESOLVED that the Mayor of the City of Commerce, Texas, be authorized and she is hereby authorized to execute this Resolution;

BE IT FURTHER RESOLVED that the City Secretary be authorized and she is hereby authorized to attest to the signature of the Mayor to this Resolution;

BE IT FURTHER RESOLVED that the City Secretary be authorized and she is hereby authorized to attest to the signature of the City Manager to any and all instruments requisite to implementing this Resolution.

PASSED BY THE GOVERNING BODY of the City of Commerce, Texas, at a regular meeting of the City Council of the City of Commerce, Texas, on the 17th day of May 2016.

ATTEST:

Becky Pattillo
Becky Pattillo, Acting City Secretary

(Seal)

CITY OF COMMERCE:

Wyman Williams
Wyman Williams, Mayor

APPROVED AS TO FORM:

Jay Garrett
Jay Garrett, City Attorney

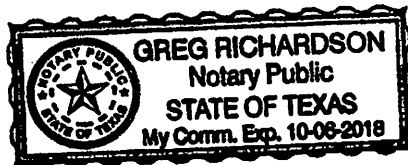
I, Becky Pattillo, Acting City Secretary of the City of Commerce, Texas, do hereby certify that the above is a true and correct copy of a resolution, and that the same has not been repealed and is in full force and effect.

(Seal) Becky Pattillo
Becky Pattillo, Acting City Secretary

Sworn to and subscribed before me, on this the 12 day of July 2016 to certify which witness my hand and seal of office.

Greg Richardson
Notary Public, State of Texas

(seal)



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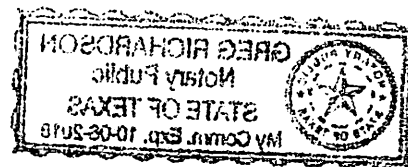
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SPECIAL WARRANTY DEED

THE STATE OF TEXAS)

COUNTY OF HUNT)

THAT THE CITY OF COMMERCE, a city incorporated and existing under the laws of the State of Texas, acting by and through its Mayor, WYMAN WILLIAMS, he being duly authorized by resolution of the City Council of the City of Commerce sitting in regular session, a copy of which resolution is attached hereto as Exhibit "A" of the County of Hunt and State of Texas, (hereinafter called "Grantor"), for and in consideration of TEN AND NO/100 dollars (\$10.00) and other valuable consideration paid to Grantor by WILLIAM AND JUDY RANSOM, whose address is 15418 FM 2015, Tyler, Smith County, Texas 75706 (hereinafter called "Grantee", the receipt and now sufficiency of which are hereby acknowledged; does hereby GRANT, SELL, CONVEY, ASSIGN AND DELIVER to Grantee the following described real property situated in Hunt County, Texas:

Being all that certain lot, tract or parcel of land situated in the City of Commerce, Hunt County, Texas, and being all of Lot 1, Block 12, Enlow Addition Phase II being a partial replat of the University Place Addition, according to the plat in Volume 400, Page 1752, Hunt County Plat Records reference is made thereto for all purposes;

together with all improvements thereon, fixtures affixed thereto, and appurtenances (the "Property"), subject to general real estate taxes on the Property for the current year, zoning law, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, and all of the following permitted encumbrances:

1. Easements of claims of easements same of which do not appear of record as well as all easements for the use and maintenance of utilities together with all easements visible and apparent thereon.
2. Any portion of the herein described property which lies within the bounds or boundaries of any road or roadway.
3. Taxes for the year 2016, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances, thereto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE, subject, however, to the Permitted Encumbrances.

BY ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS" EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN, GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor and Grantee to be effective as of July 7, 2016.

THE CITY OF COMMERCE

ATTEST:

Becky Pattillo
BECKY PATTILLO, Acting City Secretary

By: [Signature]
WYMAN WILLIAMS, Mayor

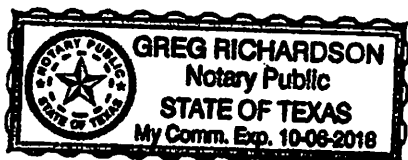
ACCEPTED BY GRANTEES:

William Ransom
WILLIAM RANSOM

Judy Ransom
JUDY RANSOM

THE STATE OF TEXAS)
COUNTY OF HUNT)

This instrument was acknowledged before me on the 11th day of July, 2016 by, WYMAN WILLIAMS, Mayor of THE CITY OF COMMERCE, for the purposes and consideration therein expressed and the capacity therein stated.



Greg Richardson
Notary Public, State of Texas

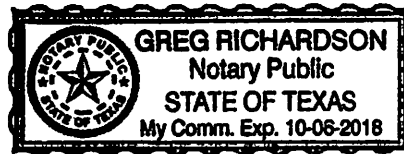
SPECIAL WARRANTY DEED

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THE STATE OF TEXAS)
COUNTY OF HUNT)

This instrument was acknowledged before me on the 7 day of July, 2016
by WILLIAM RANSOM.

Greg Richardson
Notary Public, State of Texas



THE STATE OF TEXAS)
COUNTY OF HUNT)

This instrument was acknowledged before me on the 7 day of July, 2016
by JUDY RANSOM.

Greg Richardson
Notary Public, State of Texas

