

RESOLUTION NO. 2016-12-15A

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OVERTON, TEXAS, AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE CITY DESCRIBED AS LOTS 22,23,24 AND THE WEST 3.3 FEET OF LOT 21, BLOCK 135, ORIGINAL TOWNSITE, CITY OF OVERTON, RUSK COUNTY, TEXAS, TO THE HIGHEST BIDDER IN THE AMOUNT OF \$ 750.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in December of 2016, the City of Overton solicited bids for the purchase of a 0.2610-acre tract of land owned by the City that is 79 feet in width by 144 feet in length, and further described as Lots 22, 23, 24 and the West 3.3 feet of Lot 21, Block 135, Original Townsite, City of Overton, Rusk County, Texas.

WHEREAS, the City of Overton received and opened two (2) bid responses.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OVERTON, TEXAS:

SECTION 1


That the City Council hereby awards the bid for the sale of real property owned by the City and described as Lots 22, 23, 24 and the West 3.3 feet of Lot 21, Block 135, Original Townsite, City of Overton, Rusk County, Texas as recorded as Instrument Number 00086145 in Volume 2957, Page 313 of Deed Records of Rusk County, Texas to **Daron & Tamela Morgan**, the highest bidder, in the amount of **\$ 750.00**, and further authorizes the Mayor to execute a Special Warranty Deed in the form approved by the City Attorney as shown in Attachment A.

SECTION 2

That this Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED by the City Council of the City of Overton, Texas, this 15th day of December, 2016.

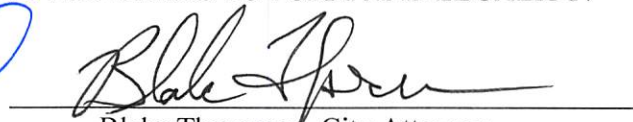


CITY OF OVERTON

Philip Cox, Mayor Pro Tempore

ATTEST:

APPROVED AS TO FORM AND LEGALITY:


Rachel Gafford, City Secretary


Blake Thompson, City Attorney

ATTACHMENT A



BID PROPOSAL FORM

I hereby submit my proposal for the purchase of the property at:

Property Address: 210 East Henderson Street, Overton, TX 75684

Legal Description: Lots 22, 23, 24 and the West 3.3 feet of Lot 21, Block 135, Original Townsite, City Of Overton, Rusk County, Texas

MINIMUM BID AMOUNT IS \$500.00

Bid Amount: 1750.00

THE CITY OF OVERTON RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES.

I understand that the property is purchased "as is, where is, with all faults." I further understand that if my bid is accepted by the Overton City Council, the bid amount shall be paid in full by cashier's check or money order, made payable to the City of Overton within three (3) calendar days of the award of notification, see earnest money deposit. I hereby certify that I have read and understand the terms of this agreement as specified in the notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

Tasha Morgan
(Bidder's Signature)

12-13-16
(Date Signed & Submitted)

Tamela Morgan
(Bidder's Printed Name)

400 W BRITR L
(Bidder's Address) Overton

903 808-7668
(Bidder's Telephone Number)

Tmorgan67@hotmail.com
(Bidder's email address)



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

The State of Texas §

Know All Persons By these Presents:

County of Rusk §

Grantor: The City of OVERTON, Texas, a General Law A Municipality, existing under and by virtue of the laws of the State of Texas, domiciled at 1200 South Commerce Street, Overton, Rusk County, Texas, acting herein by and through C. R. Evans, Jr., Mayor, hereunto duly authorized

Grantee: Tamela and Daron Morgan, an individual domiciled at 406 West Briar Court, Overton, Rusk County, Texas.

Consideration: Seven hundred fifty dollars (\$ 750.00).

Grantor has GRANTED, SOLD, AND CONVEYED unto Grantee, and by these presents does GRANT, SELL, AND CONVEY, subject to the reservations and exceptions hereinafter mentioned, unto Grantee real property identified as:

Lots 22, 23, 24 and the West 3.3 feet of Lot 21, Block 135, Original Townsite, City of Overton, Rusk County, Texas as recorded as Instrument Number 00086145 in Volume 2957, Page 313 of Deed Records of Rusk County, Texas

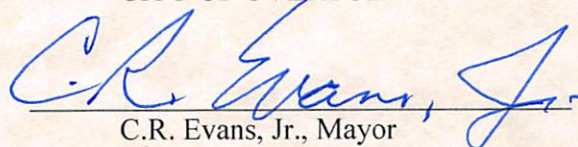
together with all buildings and improvements, if any, and any and all singular rights and appurtenances of Grantor save and except any liens, encumbrances, easements, reservations, rights-of-way, or other conditions affecting the property described herein, that are existing and of record in the Official Records of Rusk County, Texas.

TO HAVE AND TO HOLD, subject to the above reservations and exceptions, the above described premises, together with all and singular the rights and appurtenances thereto as expressly stated, to the said Grantee, its successors and assigns forever and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the 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.

Executed this 19th day of December, 20 14.

GRANTOR:

CITY OF OVERTON


C.R. Evans, Jr., Mayor

ATTEST

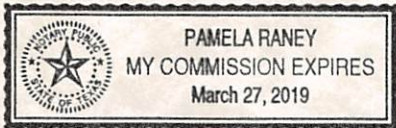
Rachél Gafford
Rachél Gafford, City Secretary



THE STATE OF TEXAS §
COUNTY OF RUSK §

BEFORE ME, the undersigned authority, on this day personally appeared C. R. Evans, Jr., Mayor, and Rachél Gafford, City Secretary, known to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 19th day of December 20 16.



Pamela Raney
NOTARY PUBLIC, STATE OF TEXAS

Pamela Raney
Printed Name

My Commission Expires: 3-27-2019

Notary ID#: 12604875-7

After recording return to:

Return to: Mr. & Mrs. Daron Morgan
406 West Briar Court
Overton, TX 75684

STATE OF TEXAS COUNTY OF RUSK
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Rusk County, Texas as stamped hereon by me. OFFICIAL PUBLIC RECORDS

FILED FOR RECORD
Dec 19, 2016 03:16P
TRUDY MCGILL,
COUNTY CLERK
RUSK COUNTY, TEXAS

Dec 19, 2016 03:16P

TRUDY MCGILL, COUNTY CLERK
RUSK COUNTY, TEXAS

By: Savannah Sweeney, DEPUTY