



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Signature Copy

Resolution: R-EN-077-2007

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**File Number: RES-07:331**

**Enactment Number: R-EN-077-2007**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS  
AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY  
LOCATED AT 1316 OAKHURST ST., JONESBORO, ARKANSAS FOR THE PURPOSE  
OF ESTABLISHING A DETENTION POND.

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the property located at 1316 Oakhurst St., Jonesboro, Arkansas for the purpose of creating a detention pond; And

WHEREAS, an Offer has been made and accepted by Gary and Sheila Stevens dated July 10, 2007 agreeing to sell their property located at 1316 Oakhurst St., Jonesboro, Arkansas more particularly described as follows:

Lot 8 Block D of Oakhurst Addition also known as 1316 Oakhurst St.

NOW THEREFORE, BE IT RESOLVED, by the City Council for the City of Jonesboro, Arkansas that:

SECTION 1. The Mayor and City Clerk are hereby authorized to execute the documents necessary to complete this transaction at a price of \$28,000.00 plus other allowable expenses to come from existing appropriations for City Drainage Projects, Account Number 07-100-0152-00. The City of Jonesboro shall furnish a Warranty Deed upon closing.

PASSED AND APPROVED this 17th day of July, 2007.

Please Return To:

Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-935-6548

File Number: 07-050325-300

Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title Company

*NO REVENUE REQUIRED*  
FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(MARRIED PERSONS)

**KNOW ALL MEN BY THESE PRESENTS:**

That, Gary D. Stevens and Sheila Stevens, husband and wife, Grantors, for and in consideration of the sum of --- TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

**Lot 8 in Block "D" of Oakhurst Addition to the City of Jonesboro, Arkansas.**

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantors hereby covenant with the Grantee that they will forever warrant and defend the title to the above described lands against all claims whatsoever.

And we, Gary D. Stevens and Sheila Stevens, husband and wife, for the consideration recited herein, do hereby

release and relinquish unto the Grantee and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

DEED BK 754 PG 628

WITNESS our hands and seals on this 26th day of July, 2007.

I hereby certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT: Lenders Title Agent  
City of Jonesboro, Arkansas

[Signature]  
Gary D. Stevens

GRANTEE'S ADDRESS: 515 W. Washington  
Jonesboro, Ar.  
72401

[Signature]  
Sheila Stevens

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
  ) SS.  
COUNTY OF CRAIGHEAD )

BE IT REMEMBERED, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Gary D. Stevens and Sheila Stevens, husband and wife, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 26th day of July, 2007.

[Signature]  
Notary Public                      DIAN STREET

My commission expires 3-3-3  
**DIAN STREET**  
NOTARY PUBLIC - STATE OF ARKANSAS  
3/3/CRAIGHEAD COUNTY  
Commission Expires: 3 - 3    3

DEED BK 754 PG 627 - 628  
DATE 07/30/2007  
TIME 03:28:47 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
D.C.  
RECEIPT# 165106

**A. Settlement Statement**

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins	6. File Number <b>07-050325-300</b>	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance			
7. <input checked="" type="checkbox"/> CASH SALE			
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower <b>City of Jonesboro, Arkansas</b>		E. Name & Address of Seller <b>Gary Stevens and wife, Sheila M. Stevens</b>	
		F. Name & Address of Lender	
G. Property Location  <b>Lot 8, Block D, Oakhurst Add, Jonesboro, Craighead County, AR 1316 Oakhurst Jonesboro, AR 72401</b>		H. Settlement Agent Name <b>Lenders Title Company 2207 Fowler Avenue Jonesboro, AR 72401 Tax ID: 71-0493927</b>	
		Place of Settlement <b>Lenders Title Company 2207 Fowler Avenue Jonesboro, AR 72401</b>	I. Settlement Date <b>7/26/2007</b> Fund:
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	<b>\$28,000.00</b>	401. Contract Sales Price	<b>\$28,000.00</b>
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	<b>\$984.00</b>	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. County property taxes		406. County property taxes	
107. Special Assessments		407. Special Assessments	
108. POA Dues		408. POA Dues	
109. POA Dues		409. POA Dues	
110. Timber Taxes		410. Timber Taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$28,984.00</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$28,000.00</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	<b>(\$289.46)</b>
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204.		504. Payoff to First National Bank	<b>\$14,243.11</b>
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. County property taxes 01/01/07 thru 07/26/07	<b>\$114.87</b>	510. County property taxes 01/01/07 thru 07/26/07	<b>\$114.87</b>
211. Special Assessments		511. Special Assessments	
212. POA Dues		512. POA Dues	
213. POA Dues		513. POA Dues	
214. Timber Taxes		514. Timber Taxes	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$114.87</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$14,068.52</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	<b>\$28,984.00</b>	601. Gross Amount due to seller (line 420)	<b>\$28,000.00</b>
302. Less amounts paid by/for borrower (line 220)	<b>\$114.87</b>	602. Less reductions in amt. due seller (line 520)	<b>\$14,068.52</b>
<b>303. Cash From Borrower</b>	<b>\$28,869.13</b>	<b>603. Cash To Seller</b>	<b>\$13,931.48</b>

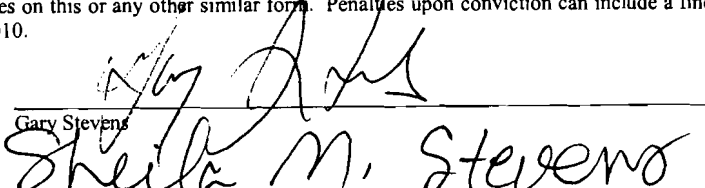
Substitute Form 1099, Seller Statement: The information contained in Blocks E, G, H and I, lines 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 ( applicable part of buyer's real estate taxes reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**L. Settlement Charges**

700. Total Sales/Broker's Commission based on price			\$28,000.00	@ % = \$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:					Borrower's	Seller's
					Funds at	Funds at
					Settlement	Settlement
701.	to					
702.	to					
703. Commission Paid at Settlement					\$0.00	\$0.00
<b>800. Items Payable in Connection with Loan</b>						
801.	Loan Origination Fee	%	to			
802.	Loan Discount	%	to			
803.	Appraisal Fee		to			
804.	Credit Report		to			
805.	Lender's Inspection Fee		to			
806.	Mortgage Insurance Application		to			
807.	Assumption Fee		to			
<b>900. Items Required by Lender To Be Paid in Advance</b>						
901.	Interest from	to	@ /day			
902.	Mortgage Ins. Premium for	months	to			
903.	Hazard Ins. Premium for	years	to			
904.	06 tax pcl 1-143133-19600		to Carol Ward, Tax Collector			\$202.54
<b>1000. Reserves Deposited With Lender</b>						
1001.	Hazard insurance		months @	per month		
1002.	Mortgage insurance		months @	per month		
1003.	County property taxes		months @	per month		
1004.	Special Assessments		months @	per month		
1005.	POA Dues		months @	per month		
1006.	POA Dues		months @	per month		
1007.	Timber Taxes		months @	per month		
1008.	Other taxes		months @	per month		
1011.	Aggregate Adjustment					
<b>1100. Title Charges</b>						
1101.	Settlement or closing fee		to Lenders Title Company		\$200.00	
1102.	Abstract or title search		to Lenders Title Company			
1103.	Title examination		to Lenders Title Company			
1104.	Title insurance binder		to			
1105.	Document preparation		to			
1106.	Notary fees		to			
1107.	Attorney's fees		to			
(includes above items numbers: )						
1108.	Title insurance		to Lenders Title / Lawyers Title		\$270.00	
(includes above items numbers: )						
1109.	Lender's coverage		\$0.00/\$0.00			
1110.	Owner's coverage		\$28,000.00/\$270.00			
1111.	Processing Fee		to Lenders Title Company			
1112.	Overnight/Courier Fee		to Lenders Title Company			
<b>1200. Government Recording and Transfer Charges</b>						
1201.	Recording Fees	Deed \$11.00	; Mortgage	; Releases \$11.00	\$22.00	
1202.	City/county tax/stamps	Deed	; Mortgage	to		
1203.	State tax/stamps	Deed	; Mortgage	to		
1204.	Tax certificates		to			
<b>1300. Additional Settlement Charges</b>						
1301.	Survey		to			
1302.	Pest Inspection		to			
1303.	Reimburse for closing costs		to		\$492.00	\$-492.00
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					<b>\$984.00</b>	<b>(\$289.46)</b>

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of this HUD-1 Settlement Statement.

**Warning:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.  
City of Jonesboro, Arkansas

Gary Stevens  
  
 Sheila M. Stevens

**SETTLEMENT AGENT CERTIFICATION**

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

 7-27-07  
 Settlement Agent Date

Desktop Underwriter Quantitative Analysis Appraisal Report

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address 1316 Oakhurst St City JONESBORO State AR Zip Code 72401-2535
Legal Description LOT 8 IN BLOCK "D" OF OAKHURST ADDITION County CRAIG
Assessor's Parcel No. 01-143133-19600 Tax Year 2006 R.E. Taxes \$ 202.54 Special Assessments \$
Borrower CITY OF JONESBORO Current Owner GARY & SHEILA STEVENS Occupant Owner Tenant Vacant
Neighborhood or Project Name OAKHURST Project Type PUD Condominium HOA \$ NONE /Mo.
Sales Price \$ N/A Date of Sale N/A Description / \$ amount of loan charges/concessions to be paid by seller
Property rights appraised Fee Simple Leasehold Map Reference MSA 3700 Census Tract 0002.00
Note: Race and the racial composition of the neighborhood are not appraisal factors.
Location Urban Suburban Rural Property values Increasing Stable Declining
Built up Over 75% 25-75% Under 25% Demand/supply In balance Over supply
Growth rate Rapid Stable Slow Marketing time Under 3 mos. 3-6 mos. Over 6 mos.
Neighborhood boundaries NORTH BY BURKE ST, EAST BY WALNUT, SOUTH BY W WASHINGTON, AND WEST BY GEE ST.
Single family housing PRICE \$(000) AGE (yrs) Condominium housing PRICE (if applic.) \$(000) AGE (yrs)
24 Low 20 Low
80 High 50+ High
30 40+

Dimensions 50' X 145' Site area 7,250 Shape RECTANGULAR
Specific zoning classification and description R-1 SINGLE FAMILY RESIDENTIAL
Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal, attach description No zoning
Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use, attach description.
Utilities Public Other Public Other Off-site improvements Type Public Private
Electricity Water Gas Sanitary sewer Street ASPHALT Alley NONE
Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes No If Yes, attach description.
Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street Previous appraisal files
MLS Assessment and tax records Prior inspection Property owner Other (Describe): VIEWING FROM STREET
No. of Stories ONE Type (Det./Att.) DET Exterior Walls WOOD SID Roof Surface COMP SHINGLE Manufactured Housing Yes No
Does the property generally conform to the neighborhood in terms of style, condition and construction materials? Yes No If No, attach description.
Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? Yes No If Yes, attach description.
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes No If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
My research revealed a total of 5 sales ranging in sales price from \$ 24,000 to \$ 38,000
My research revealed a total of 2 listings ranging in list price from \$ 25,000 to \$ 39,900
The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

Table with 4 columns: FEATURE, SUBJECT, SALE 1, SALE 2, SALE 3. Rows include: 1316 Oakhurst St, 1308 OAKHURST JONESBORO, 1115 W WASHINGTON JONESBORO, 807 FLINT JONESBORO. Includes sales price, price/gross living area, value adjustments, and net adjusted sales price.

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: SUBJECT PROPERTY IS NOT FOR SALE AT THIS TIME AND HAS NOT SOLD IN THE LAST 3 YEARS. SALE FOR LAST YEAR ON COMPS SHOWN ABOVE.
Summary of sales comparison and value conclusion: THE COMPS USED ARE THE BEST THAT COULD BE FOUND AT THIS TIME. COMPS WERE LOOKED FOR OF HOMES OF SIMILAR SIZE, AGE, QUALITY AND HOMES THAT DID NOT HAVE CHA OR CAR STORAGE. THE COMPS USED ARE THE BEST THAT COULD BE FOUND.

This appraisal is made as-is, subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions
BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 28,000 AS OF 01-24-2007

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO  
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following Property:

2. **PROPERTY DESCRIPTION:**

**Lot 8 Block D of Oakhurst Addition also known as 1316 Oakhurst St.**

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, The sum of **\$28,000.00**, plus allowable expenses not to exceed 10% of the appraised value.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by General Warranty Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **ABSTRACT OR TITLE INSURANCE:** The owners of the above property, hereinafter called Seller, shall furnish a policy of title insurance in the amount of the purchase price. The cost of the policy of title insurance shall be paid at closing from the proceeds of the sale.

6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale; and allowable expenses.

7. **CLOSING:** The closing date which will be designated by Agent, is estimated to be on or about \_\_\_\_\_. However, any unforeseen delays such as arranging financing or clearing title specifically do not void this contract.

8. **POSSESSION:** Possession shall be delivered to Buyers:

60 days after closing date.

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH  
BUYERS AND SELLER AND APPROVED BY THE CITY COUNCIL.**

City of Jonesboro

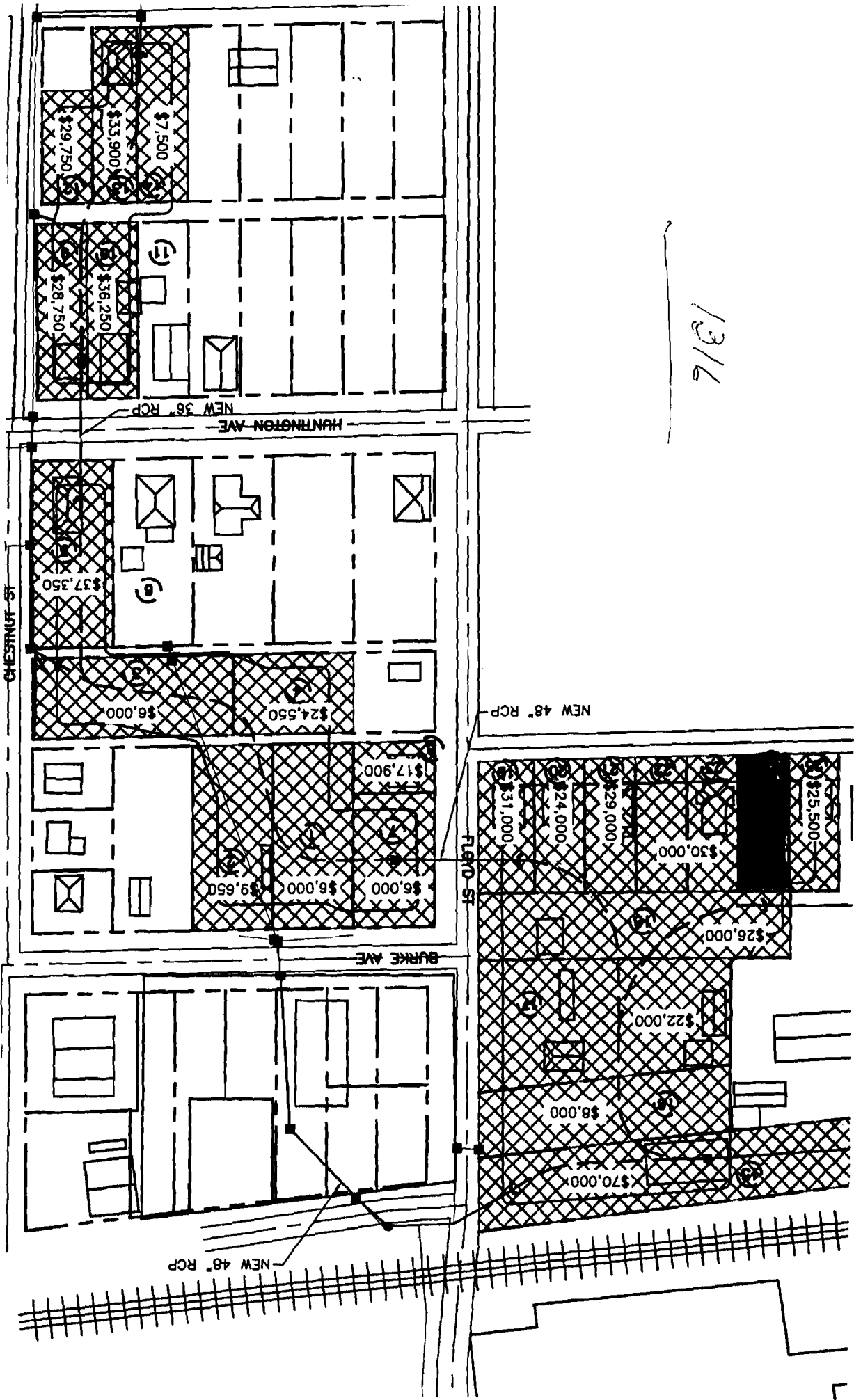
BY: \_\_\_\_\_  
DOUG FORMON, MAYOR

THE ABOVE OFFER IS ACCEPTED ON

SELLER Mary Helms 7-10-07  
Date  
SELLER Shirley Stevens 7-10-07  
Date

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

1316







## CITY OF JONESBORO

Please be advised that I am in receipt of an appraisal located on 1316 Oakhurst St. and owned by Gary and Sheila Stevens in the amount of \$28,000.00.

I hereby recommend that an additional sum of \$1,018.00 be added to the appraised value for purchase of said property for the total price of \$29,018.00. My recommendation is based upon the Following criteria, established in Resolution #2006-62, to wit:

### PARAGRAPH D

   A. ACTUAL REASONABLE EXPENSE IN MOVING

   B. DIRECT LOSSES OF TANGIBLE PERSONAL PROPERTY

   C. MOVING EXPENSES LIMITED, BUT NOT LIMITED TO TRANSPORTATION, PACKING, STORAGE, REPLACING SIGNS AND STATIONARY, INSURANCE ON ITEMS MOVED, RENTAL BROKERAGE PAYMENTS AND PAYMENT FOR LICENSE AND CERTIFICATION EXPENSES

   X D. REPLACEMENT HOUSING COSTS, INCLUDING BUT NOT LIMITED TO TITLE RESEARCHES(\$596.00), RECORDING FEES(\$22.00) & CLOSING COSTS(\$400.00): \$1,018.00

   E. UNUSUAL OR EXTRA ORDINARY EXPENSE ITEMS DETERMINED BY THE MAYOR TO BE UNIQUE TO THE PARTICULAR PROPERTY BEING ACQUIRED. \_\_\_\_\_

Total: \$29,018.00 (Appraised value & additional expenditures)