

City of Jonesboro

300 S. Church Street Jonesboro, AR 72401

Signature Copy

Resolution: 2007:53

File Number: RES-07:66 Enactment Number: 2007:53

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE VARIOUS PROPERTIES FOR THE PURPOSE OF ESTABLISHING DETENTION PONDS

WHEREAS, after extensive revision and study by the Administration and staff, it is recommended that the following properties be purchased for the price listed below; and

WHEREAS, an Offer and Acceptance has been made to the following individuals who agree to sell their property to the City of Jonesboro, Arkansas; and

WHERAS, all guidelines have been followed as established by Resolution No. 2007:40 limiting closing cost to Title Insurance, Closing Free, Processing fees and deed recording.

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 the following transactions:

<u>INDIVIDUALS</u>	<u>ADDRESS</u>	<u>APPRAISED</u>	ACCEPTANCE
		<u>VALUE</u>	
Harold & Frances Peek	1300 Oakhurst St	\$32,000.00	February 14, 2007
Bill & Patricia Thomas	1304 Oakhurst St	\$29,000.00	February 14, 2007
Edward & Joyce Holder	408 Parkview	\$85,000.00	December 16, 2006
John A. James	412 Parkview	\$45,000.00	December 16, 2006
Alice Halfacre	500 Parkview	\$2,250.00	January 19, 2007
Shirley Kuster	502 Parkview	\$2,230.00	January 22, 2007
Steven & Heather Smallman	504 Parkview	\$2,230.00	December 16, 2006
Edward & Joyce Holder	Vacant Lot/W Highland	\$32,000.00	December 16, 2006
Edward & Joyce Holder	Vacant Lot/W Highland	\$20,000.00	December 16, 2006

Section 2. The cost as stated in Section 1 above plus other allowable expenses not to exceed 10% of the appraised value shall be paid from existing appropriations for City Drainage Projects, Account Number 07-100-0152-00.

SECTION 3. The City of Jonesboro shall furnish a Warranty Deed upon closing.

PASSED AND ADOPTED this 3rd day of April, 2007.

Please Return To:

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

File Number: 07-049547-300

Fax: 870-935-6548

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

Warranty Deed - Married Person (Letter).rtf

NO REVENUE REQUIRED

FOR RECORDER'S USE ONLY

WARRANTY DEED

(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Bill C. Thomas and wife, Patricia A. Thomas, Grantor(s), 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(s), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee(s), and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

Lot 3 of Revised Lots 3 and 4 of block "D" of Oakhurst Addition to the City of Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "A" Page 77 at Jonesboro, Arkansas.

Subject to existing easements, building lines, restrictions and assessments, of record, if any.

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

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

And we, Bill C. Thomas and wife, Patricia A. Thomas, for the consideration recited herein, do hereby release and relinquish unto the Grantee(s) and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hand(s) and seal(s) on this <u>26th</u> day of <u>April</u>, 2007.

I hereby certify under pena swearing that the legally co of documentary stamps hav on this instrument. Exemp consideration paid if none	orrect amount we been placed of or no	
•	Les dero Litte agent for	Ω Ω
GRANTEE OR AGENT:		DIVIC. Zhomud
	City of Jonesboro, Arkansas	Bill C. Thomas
GRANTEE'S ADDRESS:	SIS W. Washington	Bill C. Thomas
GREATILES ADDICESS.	Sinestroio, Ap	
	7.72401	Dr' DA
		Latricia R Thouce
		Patricia A. Thomas

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, Bill C. Thomas and wife, Patricia A. Thomas, 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 <u>26th</u> day of April 2007.

DIAN STREET

NOTARY PUBLIC STATE OF ARKANSAS

My commission diaptres: OUNTY

3/3/2013 Frame 8 8

Notary Public

DIAN STREET

DEED BK 747 PG 231 - 232
DATE 04/26/2007
TIME 04:49:29 PM
RECORDED IN,
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
DECEMBER 10.C.

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

B. Type of Loan						
1. FHA 2. FmHA 3. Conv Unins	6. File Number	7. Loan Number	8. Mortgage Ins	Case Number		
4. U VA 5. Conv Ins. 6. Seller Finance	07-049547-300					
7. 🗵 CASH SALE						
C. Note: This form is furnished to give you a statemen	t of actual settlement cost	s. Amounts paid to and b	y the settlement agent are shown.	Items marked		
"(p.o.c.)" were paid outside the closing; they						
D. Name & Address of Borrower City of Jonesboro, Arkansas	E. Name & Address of S Bill C. Thomas and wif		F. Name & Address of Lender			
City of contessors, All mandas	Dill Co I nomes and with	o, i william iti i ilonimo				
,	,		,			
G. Property Location		H. Settlement Agent Nan				
Lat 2 Plack D. Oathwest Add Towashaw, Cusinhas	d Country AD	Lenders Title Company 2207 Fowler Avenue				
Lot 3, Block D, Oakhurst Add, Jonesboro, Craighea 1304 Oakhurst	a County, A.K	Jonesboro, AR 72401	Tax ID: 71-0493927			
Jonesboro, AR 72401		···				
		Place of Settlement	I. Settlement Date 4/26/2007			
		Lenders Title Company 2207 Fowler Avenue	4/26/2007 Fund: 4/26/2007			
		Jonesboro, AR 72401				
I Commonweal Transaction		V Summany of Solland	a Transaction			
J. Summary of Borrower's Transaction 100. Gross Amount Due from Borrower		K. Summary of Seller' 400. Gross Amount Di				
 	620.000.00	,		630,000,00		
101. Contract Sales Price 102. Personal Property	\$29,000.00	401. Contract Sales Pri 402. Personal Property	<u></u>	\$29,000.00		
102. Personal Property 103. Settlement Charges to borrower	\$2,569.00	,				
103. Settlement Charges to borrower	32,309.00	404.				
105.		405.				
Adjustments for items paid by seller in advance			paid by seller in advance			
106. County property taxes		406. County property t				
107. Special Assessments		407. Special Assessme				
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.	_			
120. Gross Amount Due From Borrower	\$31,569.00	420. Gross Amount D	ue to Seller	\$29,000.00		
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in An	nount Due to Seller			
201. Deposit or earnest money		501. Excess Deposit				
202. Principal amount of new loan(s)		502. Settlement Charg	es to Seller (line 1400)	(\$845.71)		
203. Existing loan(s) taken subject to		503. Existing Loan(s)				
204		504. Payoff to Regions	s Bank	\$11,066.43		
205.		505. Payoff of second	mortgage loan			
206.		506.		 _		
207.		507.				
208.		508.				
209.		509.				
Adjustments for items unpaid by seller		Adjustments for item				
210. County property taxes		510. County property				
211. Special Assessments		511. Special Assessme	ents			
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.	- 	519.				
219.			Amount Dua Sallar	\$10,220.72		
220. Total Paid By/For Borrower 300. Cash At Settlement From/To Borrower	\$0.00	520. Total Reduction 600. Cash At Settlem		\$10,220.72		
301. Gross Amount due from borrower (line 120)	\$31,569.0			\$29,000.00		
302. Less amounts paid by/for borrower (line 220)	\$0.00		amt. due seller (line 520)	\$10,220.72		
303 Cash From Barrower		0 603. Cash To Seller		\$18,779.28		

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.

Previous Editions are Obsolete-

Page 1

form HUD-1 (3/86) Handbook 4305.2

L. Settlement Charges						
700. Total Sales/Broker's Comm	ission based on pr	rice \$29,000.	.00 @ % =	\$0.00	Paid From	Paid From
Division of Commission	(line 700) as follow	vs:			Borrower's	Seller's
701.	to				Funds at	Funds at
702.	to				Settlement	Settlement
703. Commission Paid at Settleme	nt				\$0.00	\$0.00
800. Items Payable in Connection	n with Loan					
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 Applicati						
807. Assumption Fee	to					
900. Items Required by Lender 7	To Be Paid in Adv	ance				
901. Interest from to	@/day					
902. Mortgage Ins. Premium for n						
903. Hazard Ins. Premium for year					· · · · · · · · · · · · · · · · · · ·	
06	mestead			·····		
904. exempt	to					
1000. Reserves Deposited With L	ender					
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						
1100. Title Charges						
1101. Settlement or closing fee	to	Lenders Title Com	pany	_	\$200.00	
1102. Abstract or title search	to					
1103. Title examination	to					
1104. Title insurance binder	to		: <u> </u>			
1105. Document preparation	to					
1106. Notary fees	to	 				
1107. Attorney's fees	to					
(includes above items numbers:						
1108. Title insurance	to	Lenders Title / Lav	wvers Title		\$301.50	
(includes above items numbers:		Denders Title / Dav	yelo Title		4007150	
1109. Lender's coverage		0.00/\$0.00 .				. "
1110. Owner's coverage		29,000.00/\$301.50				
1111. Processing Fee		Lenders Title Com	inany			
1112. Overnight/Courier Fee		Lenders Title Com				
			ipany			
1200. Government Recording as			; Releases \$22.00		\$33.00	
		Mortgage		-	333.00	
	Deed	Mortgage	to Department of Fir	nance and	 	
1203. State tax/stamps D	Deed	Mortgage	Administration			
1204. Tax certificates	to					
1300. Additional Settlement Ch	arges					
1301. Survey	to)				
1302. Pest Inspection	to)				
1303. Judgment payoff American						\$1,188.79
1304. Moving reimbursement	to		· 		\$1,500.00	\$-1,500.00
1305. Reimbursement for closing					\$534.50	\$-534.50
1400. Total Settlement Charges			Section K)		\$2,569.00	(\$845.71)
I have carefully reviewed the HUD)-1 Settlement State	ement and to the best of	of my knowledge and bel	ief, it is a true and accurate	statement of all receip	pts and
disbursements made on my accour	nt or by me in this f	ransaction. I further c	ertify that I have receive	d a completed copy of this	HUD-1 Settlement St	atement.
Warning: It is a crime to knowin imprisonment. For details see: Tit City of Jonesboo	gly make false statile 18 U.S. Code Se	tements to the United	States on this or any oth n 1010.	ner similar form. Penalties	upon conviction can i	include a fine and
			Bill C. Thomas			
			<u> </u>	•		
			Patricia A. Thoma	<u> </u>		
			i auticia A. Tiluma			

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.

4-96-07 Date Settlement Agent

L. Settlement Charges Paid From Paid From 700. Total Sales/Broker's Commission based on price \$29,000.00 @ % = \$0.00 Division of Commission (line 700) as follows: Seller's Borrower's 701. Funds at Funds at Settlement 702 to Settlement 703. Commission Paid at Settlement \$0.00 \$0.00 800. Items Payable in Connection with Loan 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 900. Items Required by Lender To Be Paid in Advance 901. Interest from @/day 902. Mortgage Ins. Premium for months 903. Hazard Ins. Premium for years to 06tx pcl 1-143133-19300 Homestead 904. to exempt 1000. Reserves Deposited With Lender per month 1001. Hazard insurance months @ months @ 1002. Mortgage insurance per month months @ 1003. County property taxes per month per month 1004. Special Assessments months @ months @ per month 1005. POA Dues 1006. POA Dues months @ per month per month 1007. Timber Taxes months @ 1008. Other taxes months @ per month 1011. Aggregate Adjustment 1100. Title Charges \$200.00 Lenders Title Company 1101. Settlement or closing fee to Lenders Title Company 1102. Abstract or title search 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: \$301.50 to Lenders Title / Lawyers Title 1108. Title insurance (includes above items numbers: \$0.00/\$0.00 1109. Lender's coverage 1110. Owner's coverage \$29,000.00/\$301.50

1305. Reimbursement for closing cost to \$534.50 \$-534.50

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) \$2,569.00 \$(\$845.71)

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.

Lenders Title Company

Lenders Title Company

; Mortgage

; Mortgage

; Mortgage

to

to

to

to

to

					. 1 1 6 1
Warning: It is a crime to knowingly make false statements to the United States on	this or any	other simila	ar form.	Penalties upon conviction car	n include a fine and
warning: It is a crime to knowingly make false statements to the crime states	***************************************			•	
imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.	_	_			

; Releases \$22.00

Administration

to Department of Finance and

to

City of Jonesboro

1111. Processing Fee

1201. Recording Fees1202. City/county tax/stamps

1203. State tax/stamps

1302. Pest Inspection

Tax certificates

1304. Moving reimbursement

1300. Additional Settlement Charges

1303. Judgment payoff American National Corp

1204.

1301. Survey

1112. Overnight/Courier Fee

1200. Government Recording and Transfer Charges

Deed \$11.00

Deed

Deed

Doug Formon, Mayor

Donna Jackson, City Clerk

Bill C. Thomas

Patricia A. Thomas

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

Settlement Agent

Date

Previous Editions are Obsolete

with this statement

\$1,188.79

S-1.500.00

\$33.00

\$1,500.00