



# 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

WHEREAS, all guidelines have been followed as established by Resolution No. 2007:40 limiting closing cost to Title Insurance, Closing Fee, 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 VALUE</u>	<u>ACCEPTANCE</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  
 Fax: 870-935-6548

File Number: 07-049547-300

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

NO REVENUE REQUIRED

Warranty Deed - Married Person (Letter).rtf

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 26th day of April, 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:

Len Lewis Title Agent for Bill C. Thomas  
City of Jonesboro, Arkansas **Bill C. Thomas**

GRANTEE'S ADDRESS:

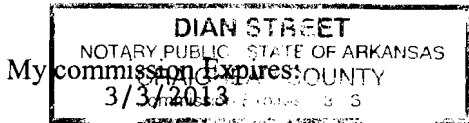
515 W. Washington  
Jonesboro, AR 72401  
Patricia A. Thomas  
**Patricia A. Thomas**

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 26th day of April, 2007.



Dian Street  
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  
Mary Hamm, D.C.  
RECEIPT# 161563



**L. Settlement Charges**

700. Total Sales/Broker's Commission based on price				\$29,000.00	@ % = \$0.00	Paid From	Paid From	
Division of Commission (line 700) as follows:						Borrower's	Seller's	
		to				Funds at	Funds at	
		to				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.	06tx pcl 1-143133-19300 Homestead exempt			to				
<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		\$301.50		
	(includes above items numbers: )							
1109.	Lender's coverage			\$0.00/\$0.00				
1110.	Owner's coverage			\$29,000.00/\$301.50				
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 \$22.00	\$33.00	
1202.	City/county tax/stamps	Deed		Mortgage		to		
1203.	State tax/stamps	Deed		Mortgage		to Department of Finance and Administration		
1204.	Tax certificates		to					
<b>1300. Additional Settlement Charges</b>								
1301.	Survey		to					
1302.	Pest Inspection		to					
1303.	Judgment payoff American National Corp		to				\$1,188.79	
1304.	Moving reimbursement		to			\$1,500.00	\$-1,500.00	
1305.	Reimbursement for closing cost		to			\$534.50	\$-534.50	
1400.	<b>Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					\$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.

**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

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 accordance with this statement.

*Dian Hat* 4-26-07  
Settlement Agent Date

**L. Settlement Charges**

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1004.	Special Assessments	months @		per month		
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City of Jonesboro

Doug Formon, Mayor

Donna Jackson, City Clerk

*Bill Thomas*  
Bill C. Thomas

*Patricia A. Thomas*  
Patricia A. Thomas

**SETTLEMENT AGENT CERTIFICATION**

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*Dian Street*      4-26-07  
Settlement Agent      Date