

RESOLUTION NO. R-2025-02

A RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) DETENTION PONDS IN THE OAKLAND GROVE ESTATES SUBDIVISION

WHEREAS, ARKANSAS CODE ANNOTATED (A.C.A.) §§ 14-43-502(b)(1) states that city councils shall have for the management and control of finances, and of all the real and personal property belonging to the corporation; and,

WHEREAS, Mr. James Moore, representing C&M Development, LLC has offered to sell two (2) detention ponds in the Oakland Grove Estates subdivision to the City of Ward as depicted on the attachment; and,

WHEREAS, the sale of the property to the city is in the best interest of the city as it will allow the city to properly manage the detention ponds and the stormwater runoff therein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WARD, ARKANSAS, THAT:

SECTION 1: The City of Ward does hereby accept possession of the property described in the attachment otherwise known as Detention Tract A and Detention Tract B, Phase 1, Lonoke County as shown on the recorded plat filed of record in Plat Cabinet 2 at page 1487.

SECTION 2: The Mayor and/or City Clerk is hereby authorized to sign and all documents needed to complete this transaction.

SECTION 3: The Mayor and/or City Clerk is hereby authorized to remit payment of Ten and no/100 Dollars (\$10.00) for said property.

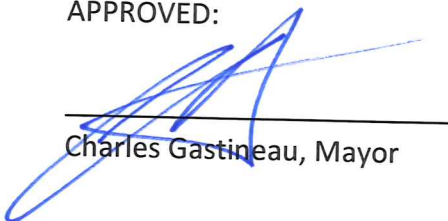
SAID RESOLUTION WAS ADOPTED ON 1-21-25.

Brooke Absent, Chapman Yes, Hall Yes, Hefner Yes, McMinn Yes, Ruble Yes

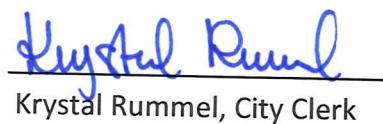
YEAS: 5 NAYS: 0

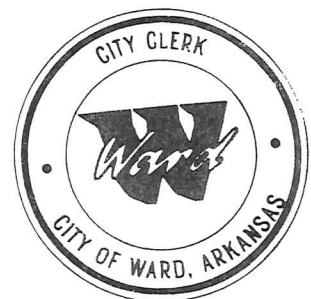
Mayor (if needed) _____

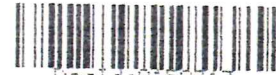
APPROVED:


Charles Gastineau, Mayor

ATTEST:


Krystal Rummel, City Clerk





DocId:8159313
Tx:4099086

CERTIFICATE OF RECORD
INSTRUMENT # 2025-00076
FILED: 01/03/2025 10:57:21 AM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: PEGGY KING PAGES: 3

25.00

Liberty Title & Escrow Company
121 Financial Dr.
Cabot, Ar. 72023

**WARRANTY DEED
(LIMITED LIABILITY COMPANY)**

File No.: AR24007256

KNOW ALL MEN BY THESE PRESENTS:

C & M Development, LLC, a(n) Arkansas Limited Liability Company, GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by **City of Ward, Arkansas**, does hereby grant, bargain, sell, and convey unto the said **City of Ward, Arkansas**, hereinafter called **GRANTEE**, and unto its successors, heirs and assigns forever, all of the interest in and to the following described real estate in the **County of Lonoke, State of Arkansas, to wit:**

Detention Tract A, Oaklawn Grove Estates, Phase 1, Lonoke County, Arkansas as shown on recorded plat filed of record in Plat Cabinet 2 at page 1487.

AND

Detention Tract B, Oaklawn Grove Estates, Phase 1, Lonoke County, Arkansas as shown on recorded plat filed of record in Plat Cabinet 2 at page 1487.

****This instrument was prepared without the benefit of a title search.****

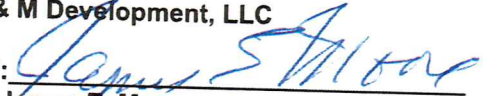
SUBJECT HOWEVER TO ALL PRIOR EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

To have and to hold the said lands unto the **GRANTEE**, and unto its successors, heirs and assigns forever, with all appurtenances thereunto belonging.

And **GRANTOR** hereby covenants with **GRANTEE**, that it will forever warrant and defend title to said lands against all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

C & M Development, LLC

BY: 
James E. Moore
Member

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF LONOKE

On this 27th day of December, 2024, before me, Jamielle H. Branham, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named James E. Moore of C & M Development, LLC, a(n) Arkansas Limited Liability Company, being the person(s) authorized by C & M Development, LLC, a(n) Arkansas Limited Liability Company to execute such instrument, stating his/her capacity in that behalf, to me personally well known, who stated that he/she was duly authorized to execute the foregoing instrument(s) for and in the name and behalf of said Limited Liability Company, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 27th day of December, 2024.

Jamielle H Branham
Notary Public Jamielle H. Branham



My Commission Expires: 12/31/2033

** This conveyance is exempt from Revenue Stamps as there was no monetary transfer in connection with the same. **

Mail Next Tax Statement to:

P.O. Box 237
Ward, AR 72176-0237

Prepared under the direction and guidance of:
Chris Baxter, Attorney at Law 1405 N. Pierce Suite 306 Little Rock, AR 72207



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: AR24007256

Grantee:
Mailing Address: CITY OF WARD, ARKANSAS
PO BOX 237
WARD AR 721760237

Grantor:
Mailing Address: C & M DEVELOPMENT CO, LLC
PO BOX 607
CABOT AR 720230607

Property Purchase Price: \$0.00
Tax Amount: \$0.00

County: LONOKE
Date Issued: 12/27/2024
Stamp ID: 244188160

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Heather Branham, Agent for Liberty Title & Escrow Co LLC

Grantee or Agent Name (signature): Heather Branham, Agent Date: 12/27/2024

Address: P.O. BOX 237

City/State/Zip: Ward AR 72176-0237