

AN ORDINANCE BY THE CITY OF MORGANTOWN AUTHORIZING THE SALE OF REALTY OWNED BY IT IN THE FOURTH WARD OF THE CITY TO JONES PLACE, LLC.

The City of Morgantown hereby ordains that it authorizes its City Manager to execute the deed hereto attached, by and on behalf of the City of Morgantown, for the consideration of \$50,250.00 being paid to it by JONES PLACE, LLC.

This Ordinance shall be effective upon date of adoption.

FIRST READING:

MAYOR

ADOPTED:

FILED:

CITY CLERK

RECORDED:

THIS DEED, made this the ____ day of _____, 2014, by and between the CITY OF MORGANTOWN, a municipal corporation, organized and existing under the laws of the State of West Virginia, party of the first part, GRANTOR, and JONES PLACE, LLC., party of the second part, GRANTEE,

WITNESSETH: That for an in consideration of the sum of Ten Dollars (\$10.00), this day cash in hand paid, and of other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor, the CITY OF MORGANTOWN, a municipal corporation, does hereby grant and convey unto the said Grantee, JONES PLACE, LLC., with covenants of SPECIAL WARRANTY , all that certain tract and parcel of real estate, situate, lying and being Parcel 241 on Tax Map 20, Fourth Ward, Morgantown Corporation, Monongalia County, West Virginia, which real estate is more particularly bounded and described as follows, to-wit:

Lot 23, Block W, Beauty Terrace Addition.

AND BEING the same real estate conveyed to the CITY OF MORGANTOWN, a municipal corporation, by deed from William Moreland, Deputy Commissioner of Forfeited and Delinquent Lands for Monongalia County, West Virginia, acting for and on behalf of the State of West Virginia, which deed is dated April 16, 1960, and of record in the Office of the Clerk of the County Commission of Monongalia County, West Virginia, in Deed Book No. 583 at Page 392.

The above described real estate is further conveyed subject to all exceptions, reservations, restrictions, conditions and rights of way as heretofore imposed upon said property by the Grantor's predecessors in title.

The real estate herein conveyed is assessed, for the year 2013 upon the Land Books of the Fourth Ward of the City of Morgantown, Morgan District, Monongalia County, West Virginia, as follows:

City of Morgantown
20 - 0241
0000 - 0000
583 - 392

BLW, Lot 23
Beauty Terrace
0.1217 AC

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of fine and imprisonment, as provided by law, the undersigned Grantor does hereby declare that the total consideration paid for the property transferred by the document to which this declaration is appended is exempt from taxation for the following reason: That being a transfer of property by a political subdivision of the State of West Virginia; and therefore exempt from excise tax as provided by West Virginia Code Chapter 11, Article 22, Section 1.

IN WITNESS WHEREOF, the said City of Morgantown, a municipal corporation, has caused its corporate name to be subscribed hereto, and its corporate seal affixed hereto by Jeff Mikorski, its City Manager by authority duly given.

THE CITY OF MORGANTOWN
A MUNICIPAL CORPORATION ORGANIZED
AND EXISTING UNDER THE LAWS OF
THE STATE OF WEST VIRGINIA

BY: _____
ITS: CITY MANAGER

STATE OF WEST VIRGINIA

COUNTY OF MONONGALIA, to-wit:

The foregoing instrument was acknowledged before me this the _____ day of _____, 2014, by _____, as the City Manager of the CITY OF MORGANTOWN, a municipal corporation, for and on behalf of said corporation.

My commission expires: _____

NOTARY PUBLIC

THIS DEED WAS PREPARED BY:
Stephen R. Fanok, Attorney at Law
WV Bar # 1158
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Morgantown, West Virginia 26505
(304) 284-7477