

RESOLUTION NO. 7-1981

WHEREAS, the City of Cotter, Arkansas, is the owner of certain lands in Baxter County, Ark., together with a perpetual easement for roadway purposes to provide a means of ingress and egress to said lands;

WHEREAS, said lands were used by said City as a sanitary landfill but, because of the construction of a sewer system, the City no longer has a use for said lands;

WHEREAS, it has been ascertained that said land should be sold, appraisal of said lands having been made by Paull S. Tullgren, a real estate appraiser in Mountain Home, Ark., showing a value of between \$12,000.00 and \$14,000.00, and advertisement for bids having appeared in the Baxter Bulletin in accordance with law; and

WHEREAS, bids were opened in accordance with the advertisement for bids; three bids being received, the highest being a bid of \$14,040.00 from Oscar A. Luelf, which should be accepted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COTTER, ARKANSAS,

That the bid to purchase lands in Baxter County, Ark., owned by the City of Cotter, Ark., made by Oscar A. Luelf, for \$14,040.00 be and it hereby is accepted, said lands being described as the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 15, Township 20 N., R. 14 W., subject to the restriction that no trash, rubbish, or garbage shall be dumped on the premises within 500 feet of the North line thereof or within 650 feet of the East line thereof.

TOGETHER WITH a perpetual easement for roadway purposes over and across a strip of land 30 feet wide from North to South across the North side of the NE $\frac{1}{4}$ of Sec. 15, Twp. 20 N., R 14 W., provided that Grantee, his heirs and assigns, shall at all time maintain a gate across the roadway at the entrance to the within described property and shall keep the gate locked so that entry to the premises shall be controlled; and be it further

RESOLVED that the Mayor and Recorder of the City of Cotter, Ark., be and they hereby are authorized and directed to execute and deliver warranty deed on behalf of the City conveying title as aforesaid to said Oscar A. Luelf upon receipt of the purchase price and to do any and all things necessary to convey merchantable title to him such as causing abstract to be made and curing flaws, if any be found, in the title.

PASSED: August 19, 1981



Mayor

ATTEST:



Recorder

CERTIFICATE

This is to certify that I, Theodore X. Cramlet, am the duly elected, qualified and acting recorder of the City of Cotter, Arkansas; that the Minutes, Ordinances and Resolutions of said City are under my control; that the above and foregoing resolution is the resolution passed in accordance with law by the City Council of the City of Cotter, Arkansas, on August 19, 1981, at the regular meeting of said Council.

STATE OF ARKANSAS)
COUNTY OF BAXTER) ss.

SUBSCRIBED and sworn to before me, a notary public within and for the County and State aforesaid, on this the 19th day of August, 1981.

My commission expires:

Recorder

Notary Public