

BILL NO. 2022-087

ORDINANCE NO. 8542

**AN EMERGENCY ORDINANCE OF THE CITY OF NEVADA, MISSOURI
AUTHORIZING THE ACQUISITION OF REAL ESTATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI
THAT:**

SECTION 1. The City of Nevada, Missouri is hereby authorized to purchase from the City Convalescent Home (Moore-Few Care Center) also known as the Long Term Care Center, established under Article XXX of the City Administration Code, that realty described in Exhibit A, attached hereto and incorporated herein by reference for the price of \$600,000.

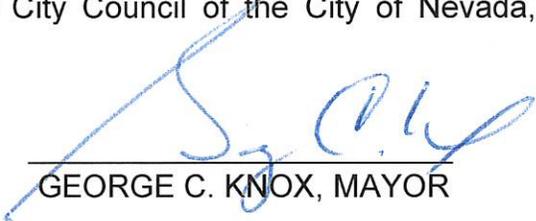
SECTION 2. The City Manager and City Treasurer are authorized and directed to pay the acquisition price as requested and verified in the deed.

SECTION 3. This Ordinance is an Emergency Ordinance under Section 3.11 (f) of the Home Rule in order to permit closing as required by the City Convalescent Home to timely meet its funding needs.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this 15th day of November 2022.

(seal)




GEORGE C. KNOX, MAYOR

ATTEST:


CYNTHIA DYE, INTERIM CITY CLERK

EXHIBIT A LEGAL DESCRIPTION

TRACT 1:

ALL OF LOT ONE (1), BLOCK TWENTY (20), OF WIGHT'S ADDITION TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI.

TRACT 2:

ALL OF LOTS TWO (2), THREE (3) AND FOUR(4), BLOCK TWENTY (20), OF WIGHT'S ADDITION TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI.

TRACT 3:

ALL OF LOTS FIVE (5) AND SIX (6), BLOCK TWENTY (20), OF WIGHT'S ADDITION TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI.

TRACT 4:

ALL OF LOTS SEVEN (7) AND EIGHT (8), BLOCK TWENTY (20), OF WIGHT'S ADDITION TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI.

TRACT 5:

ALL OF THE EAST (E) FIFTY-TWO (52) FEET OF LOT EIGHT (8) OF BLOCK TWENTY-THREE (23) OF WIGHT'S ADDITION TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI.

TRACT 6:

ALL OF LOT EIGHT (8), EXCEPT THE EAST (E) FIFTY-TWO (52) FEET THEREOF, IN BLOCK TWENTY-THREE (23) OF WIGHT'S ADDITION TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI.

Recorded in Vernon County, Missouri



Recording Date/Time: 11/17/2022 at 11:59:49 AM

Book: 2022 Page: 3065

Instr #: 2022R03122

Pages: 6

Fee: \$39.00 S 20220002758

CITY OF NEVADA



GENERAL WARRANTY DEED

THIS INDENTURE, made on the 16th day of November, 2022, by and between **Judy Campbell, Bill Kohler, Linda Douglas, Mike Parson, and Tim Wells, as Trustees of Nevada City Nursing Home, a/k/a Nevada City Convalescent Home**, an entity organized by the City of Nevada, Missouri under the laws of the State of Missouri, **GRANTOR**/party of the first part, and **The City of Nevada, Missouri**, **GRANTEE**, party of the second part, whose mailing address is 110 S. Ash St., Nevada, Missouri 64772

WITNESSETH, that the said Grantor, in consideration of the sum of Six Hundred Thousand Dollars (\$600,000.00) payable in three equal monthly installments beginning November 17, 2022, and **OTHER GOOD AND VALUABLE CONSIDERATION**, to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by the presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said Grantee, and unto its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Vernon and State of Missouri, to-wit:

SEE EXHIBIT A LEGAL DESCRIPTION

Subject to easements, reservations, and restrictions of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all singular, the rights, privileges, appurtenances and immunities thereto belonging, or in any wise appertaining, unto the said Grantee, and unto its successors and assigns forever; the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it, or those under whom they claim; and that it will warrant and defend the title to the said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Taxes excepted.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Judy Campbell
Judy Campbell, Trustee and President of the Board

Bill Kohler
Bill Kohler, Trustee

~~ATTA~~ Linda Douglas
Linda Douglas, Trustee

Mike Parson
Mike Parson, Trustee

Tim Wells
Tim Wells, Trustee

ACKNOWLEDGMENT

STATE OF MISSOURI }

County of VERNON }ss

On this 16th day of November, 2022, before me personally appeared **Judy Campbell**, President of the Board of Trustees of Nevada City Nursing Home, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledge that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County and State the day and year first above written.

Cynthia Dye
Notary Public

My term expires March 28, 2024.



STATE OF MISSOURI }

County of VERNON }ss

On this 15th day of November, 2022, before me personally appeared **Mike Parson**, as Trustee of the Nevada City Nursing Home, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledge that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County and State the day and year first above written.

Cynthia Dye

My term expires March 28, 2024.



STATE OF MISSOURI }

County of VERNON }ss

On this 16th day of November, 2022, before me personally appeared **Tim Wells**, as Trustee of the Nevada City Nursing Home, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledge that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County and State the day and year first above written.

Cynthia Dye

Notary Public

My term expires March 28, 2024.



STATE OF MISSOURI }

County of VERNON }ss

On this 17th day of November, 2022, before me personally appeared **Linda Douglas**, as Trustee of the Nevada City Nursing Home, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledge that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County and State the day and year first above written.

Cynthia Dye

Notary Public

My term expires March 28, 2024.



STATE OF MISSOURI }

County of VERNON }ss

On this 16th day of November, 2022, before me personally appeared **Bill Kohler**, as Trustee of the Nevada City Nursing Home, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledge that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County and State the day and year first above written.

Cynthia Dye

Notary Public

My term expires March 28, 2024.



ACCEPTANCE:

City of Nevada, Missouri


By: **Mark Mitchell, City Manager**

STATE OF MISSOURI }

County of VERNON }ss

On this 17th day of November, 2022, before me personally appeared **Mark Mitchell, in his capacity as City Manager of the City of Nevada, Missouri**, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledge that he executed the same as his free act and deed and the free act and deed of the City of Nevada, Missouri.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County and State the day and year first above written.

My term expires March 28, 2024.

