

1 **RESOLUTION NO.**\_\_\_\_\_

2

3 **A RESOLUTION TO ACCEPT TITLE TO PROPERTY DONATED TO**  
4 **THE CITY OF LITTLE ROCK, ARKANSAS, BY QUITCLAIM DEED, TO**  
5 **BE USED FOR NEIGHBORHOOD REVITALIZATION PROGRAMS;**  
6 **AND FOR OTHER PURPOSES.**

7

8 **WHEREAS**, the Board of Directors has stated as one of its goals a desire to provide for  
9 neighborhood revitalization, and has taken special efforts to accomplish this goal through its use of  
10 various City and Federal Funds, and in affirmative actions such as the creation of a Land Bank  
11 Commission; and,

12 **WHEREAS**, in order to accomplish this goal is it required that properties be obtained by the City in  
13 areas that are appropriate for revitalization; and,

14 **WHEREAS**, Johnny Hibbs, General Partner of Hibbs Partnership has indicated his desire to donate  
15 to the City of Little Rock the property located at 7319 Twin Oaks Road; and,

16 **WHEREAS**, the City wishes to accept the property for use in its neighborhood revitalization efforts;  
17 and,

18 **WHEREAS**, City Staff has conducted a title search of the property which revealed valid title to the  
19 property and staff will request the release of a City Lien in the amount of Two Hundred Eighty-One and  
20 36/100 Dollars (\$281.36); and,

21 **WHEREAS**, the City has performed an environmental assessment of the property pursuant to 24  
22 C.F.R. § 58, et seq. (2003), which revealed no environmental problems; and,

23 **WHEREAS**, in consideration for the donation of the property for the public purpose of neighborhood  
24 revitalization, the City has not agreed to pay property taxes; and,

25 **WHEREAS**, Mr. Johnny Hibbs has provided the City with a Quitclaim Deed to the property, a copy  
26 of which is attached as Exhibit A; and,

27 **WHEREAS**, State Law requires that the City accept the property by resolution adopted by the Board  
28 of Directors;

29 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY**  
30 **OF LITTLE ROCK, ARKANSAS:**

31 **Section 1.** The Board of Directors hereby accepts the quitclaim deed to the property described in  
32 Exhibit A, in favor of the City of Little Rock.

1       **Section 2.** The property shall be used for a public purpose, specifically for City revitalization  
2 programs.

3       **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
4 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or  
5 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and  
6 effect a if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the  
7 ordinance.

8       **Section 4. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with  
9 the provisions of this resolution are hereby repealed to the extent of such inconsistency.

10 **ADOPTED: May 2, 2017**

11 **ATTEST:**

**APPROVED:**

12  
13 \_\_\_\_\_  
14 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

15 **APPROVED AS TO LEGAL FORM:**

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17 \_\_\_\_\_  
18 **Thomas M. Carpenter, City Attorney**

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1 **EXHIBIT A**

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4 **Prepared By:**

5 City of Little Rock  
6 500 West Markham Street  
7 Little Rock, AR 72201

8 **Representative:**

9 Doug Tapp, Redevelopment Administrator  
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11  
12 **WARRANTY DEED**  
13 **(Donation by Corporation)**  
14

15 **KNOW ALL MEN BY THESE PRESENTS THAT:**

16 Hibbs Partnership, by and through its General Partner, Johnny Hibbs, GRANTOR, for and in  
17 consideration of the sum of Ten Dollars (\$10.00) and other good valuable consideration paid by the City  
18 of Little Rock, Arkansas, a municipal corporation, GRANTEE, the receipt of which is hereby  
19 acknowledged, does hereby grant, convey and warranty unto the Grantee, and unto its heirs and assigns  
20 forever, the following described lands in the County of Pulaski, State of Arkansas:

21 **Lot 13, Block 5, FAIRFIELD Subdivision to the City of Little Rock, Pulaski County,**  
22 **Arkansas, more commonly known as 7319 Twin Oaks Road, Little Rock, Arkansas**  
23 **72209 (Parcel No. 45L0120015800)**

24 To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all  
25 tenements, appurtenances, and hereditaments thereunto belonging.

26 Hibbs Partnership, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns  
27 forever, all rights and possibility of curtesy, dower, and homestead in and to such lands.

28 **WITNESS**, my hand and seal the \_\_\_\_ day of \_\_\_\_\_ 2017.  
29

30 **Hibbs Partnership, GRANTOR**

31  
32  
33 \_\_\_\_\_  
34 **By: Johnny Hibbs**  
35 **General Partner of Hibbs Partnership**  
36 **PO Box 414**  
37 **Mabelvale, Arkansas 72103**  
38

1 City of Little Rock, GRANTEE  
2 500 West Markham Street, Suite 120W  
3 Little Rock, Arkansas 72201  
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5  
6  
7 \_\_\_\_\_  
8 By: Mayor Mark Stodola  
9 City of Little Rock

10 **DOCUMENTARY TAX STATEMENT**

11 I certify under penalty of false swearing that the legally correct amount of documentary stamps have  
12 been placed on this instrument. (If none shown, exempt or no consideration paid.)  
13

14 City of Little Rock  
15 500 West Markham Street, Suite 120W  
16 Little Rock, Arkansas 72201  
17

18  
19 \_\_\_\_\_  
20 By: Doug Tapp  
21 Redevelopment Administrator  
22

23 **ACKNOWLEDGEMENT**

24 **STATE OF ARKANSAS)**

25 )SS

26 **COUNTY OF PULASKI)**  
27

28 On this day came before me, the undersigned, a notary public within and for the county and state  
29 aforesaid, duly commissioned and acting personally appeared, Mike Ashcraft, Jr., Managing Member of  
30 Equity Properties, LLC, duly authorized to act on behalf of Equity Properties, LLC, known to me as the  
31 Grantor in the foregoing Deed, and acknowledged that he has executed the same for the consideration and  
32 purposes therein mentioned and set forth.

33 WITNESS my hand and seal as such notary public this \_\_\_\_\_ day of \_\_\_\_\_, 2017  
34

35 \_\_\_\_\_  
36 **Notary Public**  
37

38 My Commission expires: \_\_\_\_\_  
39