

BILL NO. 2084

SPECIAL ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CUBA, MISSOURI, ON BEHALF OF SAID CITY, TO EXECUTE A QUIT CLAIM DEED TRANSFERRING REAL PROPERTY TO OZARK DIE CASTING ENTERPRISES LAND CO., LLC

WHEREAS, the Board of Aldermen of the City of Cuba, Missouri (City), has determined that it is in the best interests of the City to transfer real property to Ozark Die Casting Enterprises Land Co., LLC.

BE IT ORDAINED, by the Board of Aldermen of the City of Cuba, Missouri, as follows:

Section 1: The City of Cuba, Missouri, shall transfer real property owned by the City to transfer real property to Ozark Die Casting Enterprises Land Co., LLC. A copy of said deed is attached hereto as Exhibit A.

Section 2: The Mayor is hereby authorized to execute the deed on behalf of the City.

Section 3: This ordinance shall be in full force and effect from and after its passage and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI, THIS ____ DAY OF _____, 2023.

CODY LEATHERS, MAYOR

Attest:

LAINIE GARBO, CITY CLERK

(City Seal)

Approved this _____ day of _____, 2023.

CODY LEATHERS, MAYOR

Attest:

LAINIE GARBO, CITY CLERK

(City Seal)

Approved as to the form.
WILLIAMS, ROBINSON, RIGLER & BUSCHJOST, P.C.

By: _____

Lance B. Thurman, #51214
901 North Pine Street, Fourth Floor
Post Office Box 47
Rolla, Missouri 65402
(573) 341-2266

ATTORNEYS FOR THE CITY OF CUBA, MISSOURI

Alderman	Vote on First Reading On _____, 2023	Vote on Second Reading On _____, 2023
Kevin Copling		
Debbie Martin		
Dave Honea		
Warren Graddy		
Curtis Holt		
Jeff Bouse		

Document Title: Quitclaim Deed
Document Date: February _____, 2023
Grantor's Name: City of Cuba, Missouri
Grantee's Names: Ozark Die Casting Enterprises Land Co, LLC
Address of Grantee: _____
Legal Description: See page 2.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that the **City of Cuba**, Missouri, a municipal corporation of the fourth class organized and existing under the laws of the State of Missouri, with its principal office in Cuba, Missouri, as Grantor, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, to it paid by **OZARK DIE CASTING ENTERPRISES LAND CO, LLC**, a limited liability company organized and existing under the laws of the State of Missouri, with its principal office in Cuba, Missouri, as Grantee, receipt of which is hereby acknowledged, and by virtue and in pursuance of the authority of the Board of Aldermen of the City of Cuba, Missouri, does by these presents REMISE, RELEASE and FOREVER QUIT-CLAIM, unto said Grantees, and their heirs, personal representatives, successors and assigns, the real estate situate in the County of Crawford in the State of Missouri, more particularly described on the attached Exhibit "A".

Including all appurtenant easements inuring to the benefit of the above land as the dominant tenement and subject to all easements to which the above land is the servient tenement. Subject to all dedications, covenants, reservations and restrictions on use of record.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances, thereto belonging, unto the said Grantees and unto their heirs, personal representatives, successors and assigns forever; so that neither the said Grantor, nor any other person or persons, for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said City of Cuba, Missouri, has caused these presents to be signed by its Mayor, and its corporate seal, attested by its City Clerk, to be hereto affixed, this _____ day of February, 2023.

CITY OF CUBA, MISSOURI

By: _____
CODY LEATHERS, MAYOR

ATTEST: _____
LAINIE GARBO, CITY CLERK

STATE OF MISSOURI)
) SS.
COUNTY OF CRAWFORD)

On this ____ day of February, 2023, before me appeared Cody Leathers, to me personally known, who, being by me duly sworn did say: That he is Mayor of the City of Cuba, Missouri, a municipal corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said City and that said instrument was signed and sealed in behalf of said City by authority of its Board of Aldermen, and said Cody Leathers acknowledged said instrument to be the free act and deed of said City.

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

NOTARY PUBLIC

My Commission Expires:

Rubber Stamp Seal:

OR
(NOTARY SEAL)

Exhibit "A" to Quitclaim Deed

Real estate situated in the Crawford County, Missouri, more particularly described as follows:

Part of the SE ¼ of the SE ¼ of Section 24, T39N-R5W of the 5th P.M. in Crawford County, Missouri, more fully described as follows:

Commencing at the NE Corner of above said 1/4 1/4 Section; thence along the subdivision line S 89°19'25" W, a distance of 230.70 feet to the POINT OF BEGINNING; thence leaving said subdivision line S 1°13'54" W, a distance of 413.80 feet; thence S 89°18'37" W, a distance of 342.10 feet; thence N 1°11'56" W, a distance of 413.66 feet to the North line of above said ¼ ¼ Section; thence with same N 89°19'25" E, a distance of 359.65 feet to the POINT OF BEGINNING; said described tract containing 3.33 acres.

TOGETHER WITH AND SUBJECT TO a 30 foot wide ingress and egress road easement of which the centerline is described as follows:

Commencing at the SE Corner of above 3.33 acre tract of land; thence S 89°18'37" W, a distance of 158.53 feet to the POINT OF BEGINNING; thence along said centerline N 5°40'01" W, a distance of 113.12 feet; thence N 3°41'56" W, a distance of 86.50 feet; thence N 0°37'35" E, a distance of 54.36 feet to the point of curvature of a non-tangent curve, concave to the east, having a radius of 292.60 feet a central angle of 29°19'20", and a chord of 148.12 feet bearing N 17°28'31" E; thence North along said curve, a distance of 149.74 feet; thence N 33°44'44" E, a distance of 50.04 feet and N 41°32'22" E, a distance of 28.72 feet to the centerline of a 50 foot wide Road Easement and POINT OF ENDING.

ALSO, TOGETHER WITH a 50 foot wide ingress and egress Road Easement of which the centerline is described as follows:

Commencing at the NE Corner of said SE ¼ of the SE ¼ of Section 24; thence along the Section line N 1°14'18" E, a distance of 25.01 feet to the POINT OF BEGINNING; thence along said centerline S 89°18'21" W, a distance of 231.54 feet; thence N 85°44'45" W, a distance of 41.72 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 91.09 feet a central angle of 33°19'46", and a chord of 52.24 feet bearing N 74°27'46" W; thence West along said curve, a distance of 52.99 feet to the POINT OF ENDING.