RESOLUTION APPROVING SALE OF LAND TO DWAYNE MARCO FOR LAND LEGALLY DESCRIBED AS LOT 14 BLOCK 7 FIRST ADDITION TO RANDOLPH PLACE TO SOUTH OMAHA & ½ VAC ALLEY ADJ

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board; and,

WHEREAS, there is land available for sale legally described as Lot 17 Block 7 First Addition to Randolph Place to South Omaha & ½ Vac Alley Adj, as outlined in the proposed sale document attached hereto; and,

WHEREAS, Neb. Rev. Stat. §23-107.01 requires the County Board to hold a public hearing to allow the public to speak for or against the proposed sale and raise any issues regarding fair market value of the property and said public hearing was on November 20, 2018 with notice published in the Suburban newspapers on November 7, 2018 and November 14, 2018; and,

WHEREAS, Neb. Rev. Stat. § 23-107.01 also requires the County Board to set a date at which the sale will be offered to the highest bidder within two months of the public hearing; and,

WHEREAS, pursuant to Resolution No. 2018-360, the Purchasing Department requested bids for the property identified above from November 21, 2018 until November 28, 2018 at 12:00 PM. Further, Resolution No. 2018-360 set the sale date as December 4, 2018; and,

WHEREAS, Dwayne Marco responded to the bid request and is the highest bidder.

WHEREAS, a public hearing regarding said Sale Agreement was held before the Sarpy County Board of Commissioners on November 20, 2018 pursuant to Neb. Rev. Stat. § 23-107.01; and,

WHEREAS, the attached Quitclaim Deed is in the best interests of the citizens of Sarpy County.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the County Board approves the sale of property to Dwayne Marco with the Quitclaim Deed, as attached hereto.

BE IT FURTHER RESOLVED THAT the Chairman and County Clerk are to take such further action as may be necessary to consummate the transactions contemplated herein.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 4th day of December, 2018.

Attest:

David K. Kelly
Sarpy County Board Chairman

County Clerk
Memo

To: Sarpy County Board of Commissioners

From: Beth Garber

Re: Sale of Land

Sarpy County has been in the process of selling vacant land owned by the County. The property is located northwest of 25th Street and Chandler Road and is between two private properties. The property owners on the east and west both submitted a bid for the land. The bid were $1,001 and $7,600. The Sarpy County Assessor’s Offices standard lot rate for Randolph Place is $15,000, but adjacent lot adjustments are $7,500. Therefore, the bid of $7,600 is a fair market value for the property.

It is recommended that the attached sales agreement for the property be approved with Dwayne Marco for $7,600. Should you have any questions, you may contact me at bcunard@sarpy.com

November 29, 2018

Beth Garber

Cc: Deb Houghtaling
Dan Hoins
Scott Bovick
Brian Hanson
Denny Wilson
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That on this 14th day of December, 2018, THE COUNTY OF SARPY, OF THE STATE OF NEBRASKA, a body politic and corporate created under the laws of the State of Nebraska, GRANTOR herein, for good and valuable consideration, does hereby remise, release and quitclaim to Dwayne Marco, a single person, GRANTEE herein, all of GRANTOR’S right, title, interest and estate, in and to all of the following described real property, to wit:

Lot 17 Block 7 First Addition to Randolph Place to South Omaha as surveyed platted and recorded, in Sarpy County, Nebraska

TO have and to hold the described property together with all tenements, hereditaments, and appurtenances belonging to such property, to Grantee and to Grantee’s heirs and assigns forever.

IN WITNESS WHEREOF, I, Don Kelly, Chairman of the Sarpy County Board of Commissioners, have hereunto set my hand and seal this 14th day of December, 2018.

COUNTY OF SARPY, OF THE STATE OF NEBRASKA

Don Kelly
Chair, Board of Commissioners

ATTEST:

County Clerk

STATE OF NEBRASKA ss.

COUNTY OF SARPY

On this the 14th day of December, 2018, before me, a Notary Public within and for said county, personally appeared Don Kelly, Chair of the Sarpy County Board of Commissioners, on behalf of Sarpy County, Nebraska a body politic and corporate, and Grantor herein. Thereupon he executed the foregoing instrument of conveyance, and acknowledged the same to be his own free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, at the City of Papillion, County of Sarpy, State of Nebraska.

(Seal)

Christine Anne Vance
Notary Public
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That on this 4th day of December, 2018, THE COUNTY OF SARPY, OF THE STATE OF NEBRASKA, a body politic and corporate created under the laws of the State of Nebraska, GRANTOR herein, for good and valuable consideration, does hereby remise, release and quitclaim to Duwayne Marco, a single person, GRANTEE herein, all of GRANTOR’S right, title, interest and estate, in and to all of the following described real property, to wit:

Lot 17 Block 7 First Addition to Randolph Place to South Omaha as surveyed platted and recorded, in Sarpy County, Nebraska

TO have and to hold the described property together with all tenements, hereditaments, and appurtenances belonging to such property, to Grantee and to Grantee’s heirs and assigns forever.

IN WITNESS WHEREOF, I, Don Kelly, Chairman of the Sarpy County Board of Commissioners, have hereunto set my hand and seal this 4th day of December 2018.

COUNTY OF SARPY, OF THE STATE OF NEBRASKA

Chair, Board of Commissioners

(Seal)

ATTEST:  

County Clerk

STATE OF NEBRASKA

COUNTY OF SARPY

On this the 4th day of December 2018, before me, a Notary Public within and for said county, personally appeared Don Kelly, Chair of the Sarpy County Board of Commissioners, on behalf of Sarpy County, Nebraska a body politic and corporate, and Grantor herein. Thereupon he executed the foregoing instrument of conveyance, and acknowledged the same to be his own free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, at the City of Papillion, County of Sarpy, State of Nebraska.

(Seal)  

GENERAL NOTARY-State of Nebraska

CHRISTINE ANNE VANCE  
My Comm. Exp. May 7, 2022

Notary Public