

**RESOLUTION - 14-14**  
**CITY OF SOMERSET, KENTUCKY**

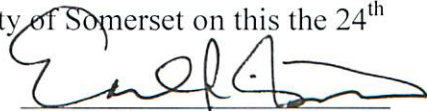
WHEREAS, the City of Somerset, Kentucky received a parcel of land located at 300 Broadway Street, Somerset, KY, through a donation which contained a dilapidated and uninhabitable residential structure that was thereafter demolished by the City of Somerset for the health, safety, and welfare of the public, said demolition thus improving not only the safety and welfare of the public, but improving a blighted area found within the City's corporate limits; and

WHEREAS, the City has been approached by the local public service organization "Habitat for Humanity of Pulaski County", a non-profit corporation serving the community who wishes to utilize said parcel located on Broadway Street for the building of a residential structure suitable for the location which will comply with all building codes, Planning and Zoning regulations, and other applicable guidelines; and

WHEREAS, the City believes that it is in the best interests of the City of Somerset that a transfer of the donated property to the non-profit Habitat for Humanity Pulaski County constitutes a public purpose under applicable law;

NOW THEREFORE, be it resolved and ordained by the Common Council of the City of Somerset that the parcel identified in the Deed attached hereto as "Exhibit A" to this Resolution, said exhibit incorporated in full herein by reference, is declared by the City to be Surplus Property, and that said property having no other public purpose or use to which the City finds to be in its best interests, and which is found to have little or no monetary value to the City of Somerset now that the dilapidated structure has been removed, is hereby approved for conveyance to the non-profit entity Habitat for Humanity Pulaski County Kentucky Corporation, without compensation and without public auction or sealed bids, with the understanding that Habitat for Humanity plans to clear, clean, and maintain the parcel at their own expense, including making improvements to the parcel by building a suitable residential home for a local citizen/family in need which shall also have the effect of increasing the value of the property in the area and aiding in the beautification of a once blighted parcel. The City herein finds that said use meets what the City believes to be "Economic Development" for a blighted parcel/area of the City and therefore this transaction is exempt from public auction or sealed bid sale normally required for the disposition of surplus property belonging to the City under the Model Procurement Code and all other applicable law.

Approved by a majority of the Common Council of the City of Somerset on this the 24<sup>th</sup> day of November, 2014.

  
\_\_\_\_\_  
Mayor, Eddie Girdler

ATTEST:

  
\_\_\_\_\_  
City Clerk, Nick Bradley

Date: 12/8/2014

chg

DEED OF CONVEYANCE

364634

THIS DEED OF CONVEYANCE, made and entered into this the 23 day of May, 2014 by and between, **TAMARA DENISE CONNELL and JOSHUA DAVID CONNELL, her husband**, of 602 Alexander Drive, Alexandria, VA 22310, **GRANTORS** and **THE CITY OF SOMERSET**, of P.O. BOX 989, Somerset, KY 42502, **GRANTEE**.

**WITNESSETH:** That for and in consideration of donating the hereinafter described real property to the GRANTEE and for no monetary consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, grant, give and convey unto the GRANTEE, in fee simple, their heirs and assigns, the following described property, to-wit:

A certain house and lot of ground located on the north side of Broadway Street in the City of Somerset, Pulaski County, Kentucky and described as follows to-wit:

Beginning at the intersection of Candler and Broad Street; thence northeasterly direction 60 feet with Broad Street to southwest line of Lot No. 8 Block B Candler Addition; thence along said line and perpendicular to Broad Street, 100 feet to a stake in Candler Street standing in a deep gully; thence with Candler Street a southeasterly direction 100 feet more or less to the point of beginning and being a portion of Lot No. 7 of Block B of the Candler Addition to the City of Somerset, Kentucky, plat of same being of record in Deed Book 54, Page 167, Pulaski County Court Clerk's Office, Kentucky.

Being the same property conveyed to Emma Stephens, from Kathleen Stigall and Dennis Stigall, her husband, by Deed of Conveyance dated the 6th day of August, 2008, of record in Deed book 828, Page 158, Pulaski County Court Clerk's Office, Kentucky. Emma Stephens departed this life on March 14, 2014, leaving said property to her daughter, Tamara Connell, for particulars thereof, see Affidavit of Descent of record in Deed Book 912, Page 559.

**TO HAVE AND TO HOLD** all of GRANTORS' right, title and interest in and to the aforesaid property, together with all the rights, privileges, appurtenances and improvements thereunto





belonging, unto the GRANTEE in fee simple, their heirs and assigns, with COVENANT OF GENERAL WARRANTY OF TITLE.

**CONSIDERATION CERTIFICATE:**

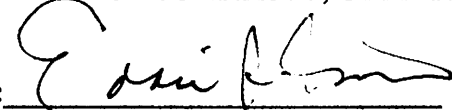
The parties hereto do hereby certify, pursuant to KRS Chapter 382, that the fair market value of the property conveyed herein is \$ 18,000.00 (eighteen thousand). We further certify our understanding that falsification of the stated consideration in a Class D. Felony, subject to one to five years imprisonment and fines up to \$10,000.00. The GRANTEE joins in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto on this the day and year first above written.

The In-Care-of address to which the property tax bill for the year 2014 should be mailed to: City of Somerset at P.O. Box 989, Somerset, KY 42501.

  
TAMARA DENISE CONNELL, GRANTOR  
  
JOSHUA DAVID CONNELL, GRANTOR

THE CITY OF SOMERSET, GRANTEE

BY:   
Eddie R. Girdler, Mayor

STATE OF Virginia  
COUNTY OF Lainay ...SCT

The foregoing Deed of Conveyance and Consideration Certificate was signed, acknowledged and sworn to before me this the 23 day of May, 2014 by **TAMARA DENISE CONNELL and JOSHUA DAVID CONNELL, her husband, GRANTORS.**

*[Signature]*

NOTARY PUBLIC  
My Commission Expires: Mar 31, 2017

**RAKESH BABBAR**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAR. 31, 2017  
COMMISSION # 7264517

STATE OF KENTUCKY  
COUNTY OF PULASKI.....SCT

The foregoing Deed of Conveyance and Consideration Certificate was signed, acknowledged and sworn to before me this the 10<sup>th</sup> day of ~~May~~ June, 2014 by **THE CITY OF SOMERSET, by and through Eddie R. Girdler, Mayor, GRANTEE.**

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: 11-5-14

This instrument prepared by:

*[Signature]*  
LAW OFFICE OF MARTIN L. HATFIELD, PLLC  
P.O. BOX 1600  
SOMERSET, KENTUCKY 42502  
Phone: 606-648-0100  
Fax: 606-678-2635

STATE OF KENTUCKY, COUNTY OF PULASKI, SCT.  
I, RALPH TROXTELL, CLERK OF PULASKI COUNTY CERTIFY THAT ON THE 11 DAY OF June 20 14 THE FOREGOING DEED WAS PRODUCED TO ME CERTIFIED AS ABOVE AND LODGED FOR RECORD. TRANSFER TAX WAS PAID IN THE SUM OF        WHEREUPON I HAVE RECORDED THE SAME, TOGETHER WITH THIS CERTIFICATE. THIS 11 DAY OF June 20 14, IN Deed BOOK 915 PAGE 349 TIME 8:33 AM/PM  
ATTEST RALPH TROXTELL, CLERK  
BY Pam Fuge D.C.