



City of Muscatine



AGENDA ITEM SUMMARY

DATE: 8/5/2021

STAFF

April Limburg, Planner

SUBJECT

Resolution Accepting the Quit Claim Deed from Several Grantors to the City of Muscatine, Iowa

EXECUTIVE SUMMARY

In order to facilitate the demolition of a dangerous and unsafe building, the City of Muscatine will be taking title to the parcel located at 1246 E 5th Street from Residential Equity Partners. The long-term City ownership of this parcel serves no public purpose, and will be declared as surplus to be redeveloped once the structure is demolished.

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution to accept the quit claim deed.

BACKGROUND/DISCUSSION

The property located at 1246 E 5th Street was obtained by Residential Equity Partners, LLC through a tax sale #120206 on October 5, 2015. The property has been abandoned for several years, has not been maintained and is on the fulltime mow list. The structure on the property has partially collapsed inside itself. The remaining structure needs to be demolished as it is a hazard to public safety. The demolition was advertised for bid and Sulzco, LLC was the lower bidder at \$12,500. The City of Muscatine desires to remove the abandoned structure and return the parcel to a state in which it can be redeveloped. In order to move forward with the demolition of this property the City must first accept the quit claim deed.

CITY FINANCIAL IMPACT

Approval of this action would result in removing a structure beyond repairs and a hazard to public safety. Once the property is obtained by the City, the City can advertise the lot as buildable and place it back on the tax roll.

ATTACHMENTS

- 1) Resolution Accepting the Quit Claim Deed
- 2) Quit Claim Deed

Prepared by April Limburg, 215 Sycamore St. Muscatine, IA, 52761 (563) 262-4141

RESOLUTION NO. 2021-0270

**A RESOLUTION ACCEPTING THE QUIT CLAIM DEED FROM SEVERAL
GRANTORS TO THE CITY OF MUSCATINE, IOWA**

WHEREAS, Residential Equity Partners, LLC has prepared a quit claim deed for the property at 1246 E 5th Street, Muscatine Iowa, and more particularly described below, to the City of Muscatine, Iowa.

Lot 2 and the West 19' Lot 1 in Block 5 of Brogan's Additional to the City of Muscatine in Muscatine County, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, Iowa, that the quit claim deed attached hereto and identified as "Exhibit A" is hereby accepted by the City of Muscatine, and the Mayor and City Clerk are hereby authorized and directed to sign this Resolution and thereafter deliver a copy thereof to the Muscatine County Recorder to be recorded in the permanent real estate records of Muscatine County, Iowa.

PASSED, APPROVED AND ADOPTED this 5th day of August 2021.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Diana L. Broderson, Mayor

Attest:

Carol Webb, City Clerk

Prepared by: April Limburg, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141
Return and Tax Statement to City of Muscatine, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141

QUIT CLAIM DEED

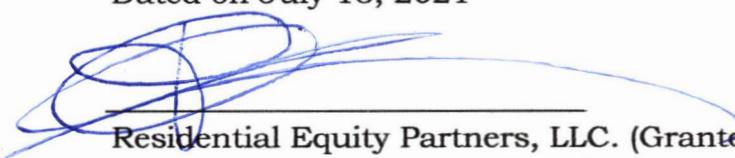
For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration, Residential Equity Partners does hereby Quit Claim to The City of Muscatine all his right, title, interest, estate, claim and demand in the following described real estate in Muscatine County, Iowa:

Lot 2 and the West 19' Lot 1 in Block 5 of Brogan's Addition to the City of Muscatine in Muscatine County, Iowa.

Exempt from transfer tax per Iowa Code Section 428A.2(21).

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on July 16, 2021


Residential Equity Partners, LLC. (Grantor)
Paul Bernard – Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document and not the truthfulness, accuracy, or validity of the document.

State of California
County of Contra Costa

}

On July 16th, 2021 before me Casey Standridge, Notary, personally appeared Michael Paul Bernard, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature:



Notary Public Seal

