

TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO. 07-2018

AN ORDINANCE for the purpose of accepting a special warranty deed for the parcel of real property known as 101 South Liberty Street and to authorize the Town Manager to execute any and all documents necessary to consummate the purchase of 101 South Liberty Street in compliance with the Charter of the Town of Centreville, Article III, Section 301, paragraph 46 and Section 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland; and all matters related thereto.

WHEREAS, on November 12, 2018 the Town Council of Centreville entered into an Agreement of Sale (“Agreement of Sale”) with Callahan Property Developers LLC to purchase a parcel of real property within the Town limits described as (and hereinafter referred to as the “Property”):

All those certain tracts or parcels of land located in Queen Anne’s County, Maryland known as 101 S. Liberty Street, Centreville, Maryland, and being more particularly described in a Confirmatory Deed from Callahan Property Developers LLC dated March 9, 2004 and recorded among the Land Records of Queen Anne’s County, Maryland in Liber 1237, folio 679, reference being hereby made to said Deed for a more complete description of said tracts or parcels of land by metes and bounds, courses and distances. TOGETHER WITH (i) all and singular the rights, development rights, alleys, ways, tenements, hereditaments, easements, appurtenances, passages, waters, advantages and privileges now or hereafter appertaining to the Property or any part thereof; (ii) all improvements, structures and buildings on the Property; and (iii) such other rights, interests, and properties as may be specified.

WHEREAS, Section 523 of the Charter of the Town of Centreville authorizes the Town Manager to enter into contracts for the Town government;

WHEREAS, the Town Council of Centreville believes that it is in the best interests of the Town of Centreville to accept a special warranty deed to the Property and to authorize the recordation thereof, and to authorize the Town Manager to execute an appropriate HUD-1 Settlement Sheet and any other documents necessary to consummate the purchase of the Property in accordance with the terms of the Agreement of Sale.

WHEREAS, in accordance with Article III, Section 301(b), paragraph 46 of the Town Charter and Section 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland and for the reasons articulated herein, the Town Council has determined that 101 South Liberty Street in the Town of Centreville is needed for a public purpose.

NOW, THEREFORE, it is hereby ordained by the Town Council of Centreville that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. The Town Manager be, and is hereby, authorized to accept a special warranty deed for the purchase of the Property in accordance with the terms set forth in the Agreement of Sale

dated November 12, 2018 between the Town Council of Centreville, as Buyer, and Callahan Property Developers LLC as Seller;

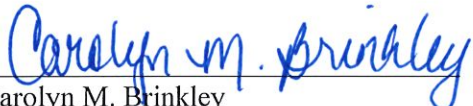
Section 3. The Town Manager be, and is hereby authorized to execute any HUD-1 Settlement Sheet and any other documents necessary to consummate to purchase of the Property in accordance with the terms of the Agreement of Sale.

Section 4. Any prior execution and delivery of documents related to the purchase of the Property that are consistent with the purpose and intent of this Ordinance, are hereby ratified and approved.

Section 5. This Ordinance shall become effective twenty (20) days after its adoption.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE



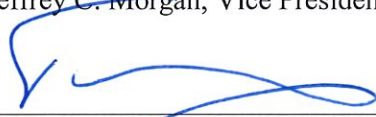
Carolyn M. Brinkley
Town Clerk



Jim A. Beauchamp, President

First Reading: November 15, 2018
Second Reading: December 6, 2018
Enacted: December 6, 2018
Effective: December 27, 2018

ABSENT

Jeffrey C. Morgan, Vice President


Timothy E. McCluskey, Member