



City of Green River
City Council Meeting
Agenda Documentation

Preparation Date: February 27, 2019	Department: Public Works
Meeting Date: March 5, 2019	Department Head: Mark Westenskow
	Presenter: Andy Hooten

Subject:

Corrective Quitclaim Deed for land adjacent to Lot 71 of the Clear View Estates Subdivision Phase 1 and having an address of 240 Shoshone Ave.

Background/Alternatives:

The City previously passed Resolution 1102 in 1980 to quitclaim portions of land adjacent to Shoshone Ave to the adjacent land owners. Quitclaims were executed and recorded by Sweetwater County in 1981. 230, 240, and 250 Shoshone were purchased in August of 2018 and the new owner desired to install a sign. While working to obtain the proper permits; issues with the land ownership were discovered. Although a quitclaim deed was recorded, due to an error in the legal description, the County does not recognize the 1981 quitclaim deed for the land adjacent to Lot 71. The County and the owner's legal counsel have requested a corrective quitclaim deed. Staff recommends executing the corrective quitclaim deed.

Attachments: *Corrective Quitclaim Deed and Exhibit*

Fiscal Impact: *Not Applicable*

Staff Impact: *Minimal*

Legal Review: *Complete*

Suggested Motion:

"I move to approve the Corrective Quitclaim Deed for land adjacent to Lot 71 of the Clear View Estates Subdivision Phase 1 and having an address of 240 Shoshone Avenue and authorize the Mayor the sign the Deed."

CORRECTIVE QUITCLAIM DEED

This Corrective Quitclaim Deed is made for the specific purpose of correcting the legal description and Grantee name in a Quitclaim Deed dated March 17, 1981, and recorded in the office of the Sweetwater County, Wyoming, Clerk and Ex Officio Register of Deeds on April 23, 1981, in Book 720 at Pages 599-600.

KNOW ALL MEN BY THERE PRESENTS: That the City of Green River, Wyoming, a municipal corporation, Grantor, of the County of Sweetwater, State of Wyoming, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to Sage Enterprises, a Wyoming limited partnership, c/o Layle J. Harmon, Managing Partner, whose mailing address is 220 Crossbow, Green River, Wyoming, 82935, all its interest in the following described real estate situate in the City of Green River, County of Sweetwater, State of Wyoming, more particularly described as follows, to-wit:

Commencing at the Northeast corner of Clear View Estates Subdivision, Phase 1, as filed on record in the office of the Sweetwater County Clerk thence S 82 degrees 33'35" W a distance of 423.00 feet to the Point of Beginning,

Thence S 82 degrees 33'35" W a distance of 90.00 feet,
thence S 7 degrees 26'05" E a distance of 50.00 feet,
thence N 82 degrees 33'35" E a distance of 90.00 feet,
thence N 7 degrees 26'05" W a distance of 50.00 feet to the point of beginning,

All in the Southeast quarter of Section 27, Township 18 North, Range 107 West of the Sixth principal Meridian in the City of Green River, Wyoming.

Excepting and reserving therefrom any and all oil and gas rights and all mineral and mineral estate, the same being reserved unto the City of Green River, and providing for an easement as hereafter described:

Commencing at the Northeast corner of Clear View Estates Subdivision, Phase 1, as filed on record in the office of the Sweetwater County Clerk thence S 82 degrees 33'35" W a distance of 142.16 feet to the point of beginning,

Thence S 82 degrees 33'35" W 600.84 feet to the northern most corner of Lot 75, said corner being on a fifty foot radius curve concave northeasterly, thence southeasterly along said curve 20.58 feet, thence N 82 degrees 33'35" E 593.14 feet, thence N 2 degrees 35'03" E 20.31 feet back to the point of beginning, all in the Southeast quarter of Section 27, Township 18 North, Range

107 West, of the Sixth Principal Meridian in the City of Green River, Wyoming

IN WITNESS WHEREOF, the City of Green River, Wyoming, a municipal corporation, has caused its name to be signed hereto and its corporate seal to be affixed hereto by Pete Rust, this _____ day of _____, 2019.

CITY OF GREEN RIVER,
WYOMING

A Municipal Corporation

Mayor

Attest:

City Clerk

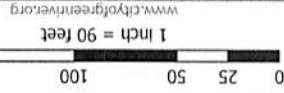
State of Wyoming)
 :ss
County of Sweetwater)

The foregoing Corrective Quitclaim Deed was acknowledged before me this _____ day of _____, 2019 by Pete Rust, Mayor, and Christopher Meats, City Clerk, of the City of Green River, Wyoming.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____



NOTICE:

This map is designed to provide information about the City of Green River's...
Every effort has been made to make this map as complete and accurate as possible...
However, the City of Green River is not responsible for any errors or omissions...
The map is designed to provide information about the City of Green River's...
contained on this map.

