

THE COUNTY COMMISSION
OF
STONE COUNTY, MISSOURI

September 26, 2017

STATE OF MISSOURI |
COUNTY OF STONE |

Be it remembered that a session of the County Commission of Stone County was held in the courthouse at Galena, on September 26, 2017. Those in attendance today were Presiding Commissioner Dennis Wood, Southern Commissioner Hank Smythe and Northern Commissioner Mark Maples.

Morning Session:

9:00 AM – 10:00 AM

Commission Work Session – General Discussion with no decisions.

10:47 AM

Presiding Commissioner Dennis Wood opened the meeting with the pledge of allegiance to the flag. Following the pledge of allegiance, Stone County Collector Vicki May delivered the prayer. Those present for this meeting today are as follows: Vicki May, Stone County Collector; County Counsel William McCullah and Tena Foster, Stone County Clerk's office.

Approval of Commission Minutes

The matter to approve the minutes for Stone County Commission meetings dated September 21, 2017 was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Wood – yes. Minutes ordered approved.

Schedule of Bills - 1

Presiding Commissioner Dennis Wood presented a schedule of bills that have been submitted to him from the County Clerk's office in the amount of \$8,530.40. This matter to accept the bills for payment was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Wood - yes. Order to pay carried.

Schedule of Bills - 2

Presiding Commissioner Dennis Wood presented a schedule of bills that have been submitted to him from the County Clerk's office in the amount of \$155,810.30. This matter to accept the bills for payment was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Wood - yes. Order to pay carried.

McCord Bend Trustee Property 09-5.0-15-001-003-002

This Trustee Property 09-5.0-15-001-003-002 was confirmed a health/safety hazard by the Commission. County Counsel William McCullah and Stone County Collector Vicki May presented to the Commission a Quit Claim Deed and an Order to Convey the County's Ownership interest in a certain property acquired by the County Trustee at a third offering tax sale.

Beginning at the Northwest Corner of Lot 1, Block A, of Caldwell's Lakeside Addition East, thence North 30 feet for a point of beginning; thence North 56 feet; thence East 81 feet; thence South 78 feet; thence West 100 feet to the point of beginning; as per deed. Assessor's Parcel No. 09-5.0-15-001-003-002.

The County Commission of Stone County, Missouri entered this Order at a meeting held on September 26 2017, authorizing Dennis F. Wood, its Presiding Commissioner, to execute such deeds and documents as are reasonable or necessary to effect the transaction herein described. The matter to approve and Sign the Quit Claim Deed and the Order to Convey was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Wood – yes. Matter carried, Quit Claim Deed and Order signed.

Announcements

Today at 1:00, the Stone County Commissioners attended the Hazard Mitigation meeting held in the Stone County Annex Building.

October 24, 2017, 1:00 PM Hazard Mitigation meeting held in the Stone County Annex Building.

November 14, 2017, 1:00 PM Hazard Mitigation meeting held in the Stone County Annex Building.

Public Time:

Time was extended to anyone who wanted to speak to the commission at this time.

Adjournment:

The adjournment of the Stone County Commission meeting was brought to decision by roll call vote: Smythe – yes; Maples – yes; Wood – yes. Meeting adjourned at 11:00 AM.

QUIT CLAIM DEED

This indenture, made on September 26 2017, by and between

COUNTY COMMISSION OF STONE COUNTY, MISSOURI
A MISSOURI COUNTY OF THE THIRD CLASSIFICATION,
the County's Trustee pursuant to §140.260 RSMo,
'Grantor',

and

VILLAGE OF MCCORD BEND, MISSOURI
A MISSOURI VILLAGE
'Grantee'

whose mailing address is 1901 McCord Bend Road, Galena, Missouri 65656-9663

conveying

a parcel described as Beginning at the Northwest Corner of Lot 1, Block A, of Caldwell's Lakeside Addition East, thence North 30 feet for a point of beginning; thence North 56 feet; thence East 81 feet; thence South 78 feet; thence West 100 feet to the point of beginning; as per deed Assessor's Parcel No. 09-5.0-15-001-003-002

Witnesseth:

Whereas, the County Commission appointed itself the County's Trustee pursuant to §140.260 RSMo to bid at the third offering tax sale, take title to, and convey, tracts of land as Trustee for the County's taxing jurisdictions;

Whereas, at a Third Offering Tax Sale held by the Collector of Revenue, the County Trustee acquired certain ownership interests in the tract or parcel of real property listed below.

Whereas, the Village of McCord Bend brought these lots to the attention of the County Commission; the lot is a Trustee property located across from the Village's building that is too small for development, is trashed and overgrown, but would be suitable for a small Village park or green space. It is not likely that the lot can be used for building. The Village has requested that the lot be conveyed to it.

Whereas, the Village of McCord Bend has cleaned the trash and debris from the lot, has improved the lot, and is willing to accept conveyance of the lots.

Whereas, the lot has little or no value.

Whereas, the Collector and the County Counselor advise that the County Commission as Trustee made a similar conveyance to the Village of Crane and the Village of McCord Bend in 2015.

Whereas, the Collector and the County Counselor recommend that the County Trustee convey the lots to the Village of McCord Bend.

Whereas, the County wishes to convey its interest in the lot.

Now, therefore, the County Commission, as Trustee under §140.260, Grantor, conveys to the Village of McCord Bend, Missouri, a Missouri Village, the County's interest in said the following tract or parcel of real property:

a parcel described as Beginning at the Northwest Corner of Lot 1, Block A, of Caldwell's Lakeside Addition East, thence North 30 feet for a point of beginning; thence North 56 feet; thence East 81 feet; thence South 78 feet; thence West 100 feet to the point of beginning; as per deed. Assessor's Parcel No. 09-5.0-15-001-003-002

Grantor does not warrant that it conveys good and marketable title to the property. Rather, Grantor conveys such title, if any, was conveyed by the Collector and received by it as County Trustee pursuant to §140.260 RSMo in the Collector's delinquent land tax sale; that is, whatever title the 'named taxpayer' had. The property may be subject to easements, covenants, and restrictions of record, or to restrictions, encumbrances, or claims of third parties.

To have and to hold the described tracts or parcels of real estate, with the appurtenances thereto belonging, to Grantee and its successors, and assigns forever, in as full and ample manner as Grantor is empowered by law.

In witness whereof, Dennis F. Wood, as Presiding Commissioner of the County Commission of Stone County, Missouri, has hereunto set his hand.

STONE COUNTY, MISSOURI,

BY [Signature] DENNIS F. WOOD PRESIDING COMMISSIONER

STATE OF MISSOURI }
COUNTY OF STONE } SS.

Now, on September 26, 2017, before me personally appeared Dennis F. Wood, to me personally known, who being sworn did say that he is the duly elected and commissioned Presiding Commissioner of the County Commission of Stone County, Missouri, a Missouri county of the third classification; and that said instrument was signed and sealed in behalf of Stone County, Missouri, a Missouri county of the third classification, by authority of a meeting of the County Commission of Stone County, Missouri; and Dennis F. Wood acknowledged said instrument to be the free act and deed both of himself, for the purposes herein stated, and of said County. In testimony whereof I have hereunto set my hand and affixed my official seal at my office in Galena, Missouri on the day and year first above written.

[Signature] Notary Public





IN THE COUNTY COMMISSION
OF STONE COUNTY, MISSOURI

ORDER TO CONVEY THE COUNTY'S OWNERSHIP
INTEREST IN A CERTAIN PROPERTY ACQUIRED BY
THE COUNTY TRUSTEE AT A THIRD OFFERING TAX SALE

Beginning at the Northwest Corner of Lot 1, Block A, of Caldwell's Lakeside Addition East, thence North 30 feet for a point of beginning; thence North 56 feet; thence East 81 feet; thence South 78 feet; thence West 100 feet to the point of beginning; as per deed Assessor's Parcel No. 09-5.0-15-001-003-002

Whereas, the County Commission appointed itself the County's Trustee pursuant to §140.260 RSMo to bid at the third offering tax sale, take title to, and convey, tracts of land as Trustee for the County's taxing jurisdictions;

Whereas, at a Third Offering Tax Sale held by the Collector of Revenue, the County Trustee acquired certain ownership interests in the tract or parcel of real property listed below.

Whereas, the Village of McCord Bend brought these lots to the attention of the County Commission; the lot is a Trustee property located across from the Village's building that is too small for development, is trashed and overgrown, but would be suitable for a small Village park or green space. It is not likely that the lot can be used for building. The Village has requested that the lot be conveyed to it.

Whereas, the Village of McCord Bend has cleaned the trash and debris from the lot, has improved the lot, and is willing to accept conveyance of the lots.

Whereas, the lot has little or no value.

Whereas, the Collector and the County Counselor advise that the County Commission as Trustee made a similar conveyance to the Village of Crane and the Village of McCord Bend in 2015.

Whereas, the Collector and the County Counselor recommend that the County Trustee convey the lots to the Village of McCord Bend.

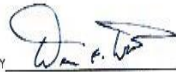
Whereas, the County wishes to convey its interest in the lot.

Now, therefore, it is ordered that the County Commission, as Trustee under §140.260, shall convey to the Village of McCord Bend, Missouri, a Missouri village, the County's interest in said the following tract or parcel of real property:

Beginning at the Northwest Corner of Lot 1, Block A, of Caldwell's Lakeside Addition East, thence North 30 feet for a point of beginning; thence North 56 feet; thence East 81 feet; thence South 78 feet; thence West 100 feet to the point of beginning; as per deed Assessor's Parcel No. 09-5.0-15-001-003-002

The County Commission of Stone County, Missouri entered this Order at a meeting held on September 26 2017, authorizing Dennis F. Wood, its Presiding Commissioner, to execute such deeds and documents as are reasonable or necessary to effect the transaction herein described.

STONE COUNTY, MISSOURI,

BY 
DENNIS F. WOOD
PRESIDING COMMISSIONER

COLLECTOR'S DEED TO COUNTY TRUSTEE
FOR LANDS OFFERED AT TAX SALE IN THIRD OFFERING
Stone County, Missouri
FORM PRESCRIBED BY RSMo SECTIONS 140.250, 140.260, 140.460, 140.470

Whereas, County of Stone Grantee(s),
P.O. Box 19 Galena MO 65656
was, on September 21 2017 the Trustee for Stone County, State of Missouri. The below listed property was offered for sale at three delinquent tax sales in the years 2011 2012 2013 held by VICKI A. MAY, who on said date was Collector of Revenue for Stone County, from which it appears that the said Grantee(s) was, on 38-26-13 serving as Trustee for Stone County. The tract, parcel or lot of land, lastly in this indenture described, and which lot was transferred to Grantee(s)

County of Stone
with \$1,473.66, being the amount due on the following tracts or lots of land, returned delinquent in the name of James E. Ames
for nonpayment of taxes, costs and charges for the years, 08,09,10,11,12,13,14,15,16, namely:
Section: 15 Township: 24 Range: 24 Book: Page:
CALDWELL'S LAKESIDE ADD E LOT (SEE ADD'L) BEG NW COR LOT 1 BLK A CALDWELL'S LAKESIDE ADDN E, TH N 30 FT FOR A POB, TH N 56 FT, E 81 FT, S 78 FT, W 100 FT TO POB AS PER DEED.

Map Parcel Number 09-5.0-15-001-003-002

which said lands have been recorded, among other tracts, in the office of said collector of revenue, as delinquent for the nonpayment of taxes, costs, and charges due for the year last aforesaid, and legal publication made of the sale of said lands; WHEREAS, said real estate in two successive years was advertised and offered for sale by the Collector for non-payment of taxes with interest, penalty, and costs at the Stone County Courthouse in Galena, County of Stone, State of Missouri, on the fourth Monday in August, 2011 and 2012 At these first two offerings, no person offered a sum equal to the taxes with interest, penalty, and costs. WHEREAS, subsequently, taxes with interest, penalty, and costs have accrued for tax years 08,09,10,11,12,13,14,15,16 and their delinquency has been recorded in the Collector's Office. WHEREAS, said real estate was advertised and offered for sale a third time by the Collector for non-payment of taxes, interest, penalties, and costs at the Stone County Courthouse in Galena, County of Stone, State of Missouri, on the fourth Monday in August, 2013

WHEREAS, at said third offering sale, no bid was received by the Collector. Therefore, the property is hereby conveyed to County of Stone Galena MO who may then sell the property for a sum equal to or greater than the delinquent taxes, interest, and penalties, and costs on said real estate; WHEREAS, said trustee is not required to comply with the 99c search and notice requirements set out in sections 140.250 and 140.405, RSMo; WHEREAS, the County of Stone and the trustee for the County of Stone, were not to pay the delinquent taxes for which the real estate was sold; and it appearing that the said Grantee(s) is/are the legal trustee(s) for said County and the property has been included in at least two successive delinquent tax sales and the taxes are still delinquent as of the date noted on this document; the said

James E. Ames nor any person in his, her, their, or its behalf having paid or tendered the amount due the said Grantee(s), on account of the aforesaid purchase, and for the taxes by Grantee since said, and the said Grantee(s), having demanded a deed for the tract of land mentioned in said certificate, and which was the least quantity of the tract about described that would set in the collector's office that the aforesaid lands were legally liable for taxation, and has been duly assessed and property charged on the tax books with the taxes for the tax years prior to the date of this document; Therefore, this indenture, made September 21 2017 between the State of Missouri, by VICKI A. MAY, Collector of Revenue for Stone County, party of the first part, and the said Grantee(s), party of the second part.

Witnesseth: That the said party of the first part, for and in consideration of the delinquent taxes owed on said property, has granted, unto the said party of the second part, his, her, theirs, or its successors, heirs and assigns, forever, the tract or parcel of land mentioned in said certificate, situated in the County of Stone and State of Missouri, and described as follows, namely:

Section: 15 Township: 24 Range: 24 Book: Page:
CALDWELL'S LAKESIDE ADD E LOT (SEE ADD'L) BEG NW COR LOT 1 BLK A CALDWELL'S LAKESIDE ADDN E, TH N 30 FT FOR A POB, TH N 56 FT, E 81 FT, S 78 FT, W 100 FT TO POB AS PER DEED.

Map Parcel Number 09-5.0-15-001-003-002

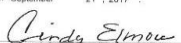
To have and to hold the said last mentioned tract or parcel of land, with the appurtenances thereto belonging, to the said party of the second part, his heirs and assigns forever, in as full and simple a manner as the collector of said county is empowered by law to convey the same.

In Testimony Whereof, the said VICKI A. MAY, Collector of Revenue for said County of Stone, has hereunto set her hand, and affixed her official seal, the day and year last above written.

Witness:  VICKI A. MAY, Stone County Collector of Revenue
STATE OF MISSOURI : Cindy Elmora
COUNTY OF STONE :

Before me, the undersigned, Cindy Elmora, County Clerk in and for said county, this day, personally came the above-named VICKI A. MAY, Collector of said county, and acknowledged that she executed the foregoing deed for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and seal on September 21, 2017


Cindy Elmora
County Clerk

