

AGENDA FOR AN URBAN RENEWAL AUTHORITY MEETING
TUESDAY, SEPTEMBER 22, 2015, IMMEDIATELY FOLLOWING
CITY COUNCIL, CITY COUNCIL CHAMBERS
SECOND FLOOR MUNICIPAL BUILDING

- I. CALL TO ORDER – Chairman, Councilman Mike Reynolds
- II. ROLL CALL
- III. MINUTES – meeting held September 8, 2015
- IV. OLD BUSINESS
 1. Rescind previous approval for Mr. Clyde Way to purchase 1120 and 1122 Avery Street from PURA;
 2. Action on previously approved Quit Claim Deed, transferring 577 ½ 6th Street from PURA to Mr. Leslie Westfall.
- V. NEW BUSINESS
 1. Discussion/action on recommendation by the City's Building Enforcement Agency to condemn and demolish the property located at 1310 Vaughn Avenue;
 2. Discussion/action on recommendation from the City's Building Enforcement Agency to condemn and demolish the property located at 2610 Vaughn Avenue;
 3. Discussion/action on Property Donation Form.
- VI. ADJOURNMENT

DEED

THIS DEED, made this _____ day of _____, 2015, by and between **THE URBAN RENEWAL AUTHORITY OF THE CITY OF PARKERSBURG**, a public corporation, Grantor, and **LESLIE WESTFALL**, Grantee.

WITNESSETH: That for and in consideration of Five (\$5.00) Dollars and other good and valuable consideration, cash in hand paid by the GRANTEE unto the GRANTOR, the receipt of which is hereby acknowledged, the said GRANTORS does hereby grant and convey, with covenants of Special Warranty, unto the said GRANTEE, in fee simple its interest in and to those certain lots, tracts or parcels of real estate situate in the City of Parkersburg, Wood County, West Virginia, and more particularly described as follows:

Situate in the City of Parkersburg, County of Wood and State of West Virginia, to wit: **577 ½ 6th Street** and more particularly described as follows:

BEGINNING at a point in the Northerly line of 6th Street at the Southeasterly corner of a lot conveyed to James F. Winans and Louis S. Davitian, as partners; thence with the said Northerly line of 6th Street in a generally Easterly direction toward Harris Street 16 feet, 3 inches, more or less, to the line of Thomas H. Brown and Lena Brown (D.B.N. 480, page 529); thence in a Northerly direction with the common line of Brown and William L. Jacobs, et al (D.B.N. 437, at page 449), 65 feet, 10 inches, more or less, to the Clea Wright Riley line (D.B.N. 555, at page 79); then with the Riley line to a corner of the said Winans and Davitian corner; thence with the line of Winans and Davitian, 59 feet more or less, to the place of beginning.

Being the same real estate transferred to the Urban Renewal Authority of the City of Parkersburg by Order of the Circuit Court in that certain action stated URA vs. Larry J. Hall, et al, Case 11-C-603 and recorded in Deed Book 1176 at page 904.

DECLARATION OF CONSIDERATION OR VALUE

The consideration for this transfer is \$1,000.00. However, this transaction is exempt from the payment of transfer tax, the Grantor being a public corporation of the State of West Virginia.

WITNESS the following signature and seal.

THE URBAN RENEWAL AUTHORITY
OF THE CITY OF PARKERSBURG

BY: _____

ITS: _____
Chairman

STATE OF WEST VIRGINIA,
COUNTY OF WOOD, TO-WIT:

I, _____, a Notary Public of said County, do certify that Mike Reynolds, Chairman of the Urban Renewal Authority of the City of Parkersburg, whose name is signed to the writing above bearing the ____ day of _____, 2015, has this day acknowledged the same before me in my said County, on behalf of said Authority, a public corporation.

Given under my hand this ____ day of _____, 2015.

My Commission expires: _____

Notary Public

QUIT CLAIM DEED

THIS DEED, made this _____ day of _____, 2015, by and between **THE URBAN RENEWAL AUTHORITY OF THE CITY OF PARKERSBURG**, a public corporation, Grantor, and **LESLIE WESTFALL**, Grantee.

WITNESSETH: That for and in consideration of Five (\$5.00) Dollars and other good and valuable consideration, cash in hand paid by the GRANTEE unto the GRANTOR, the receipt of which is hereby acknowledged, the said GRANTORS does hereby grant and convey, and Quit Claim all its right title and interest unto the said GRANTEE, in fee simple its interest in and to those certain lots, tracts or parcels of real estate situate in the City of Parkersburg, Wood County, West Virginia, and more particularly described as follows:

Situate in the City of Parkersburg, County of Wood and State of West Virginia, to wit: **577 6th Street** and more particularly described as follows:

Beginning on the Northerly side of 6th Street, at the common corner of the grantors and Steve G. Zegrea (468 Deed Book, at Page 262); thence with the northerly line of 6th Street in a generally easterly direction toward Harris Street, 16 feet, 3 inches, more or less, to the corner of a block building; thence with the block building in a northerly direction 59 feet, more or less, to the Cleta Wright Riley property in a westerly direction to the Zegrea property; thence with the Zegrea property 48 ½ feet, more or less, to the place of beginning. Being the same tract or parcel conveyed to Clifford E. Hall and Beulah M. Hall by deed dated May 28, 1992 recorded in the Office of the Clerk of the County Commission of Wood County, West Virginia in Deed Book 909, at Page 47. The said Beulah Hall died in Wood County, West Virginia on the 1st day of October, 1999, as shown by Death Record Book 31, at Page 187, vesting title in and to Clifford E. Hall by virtue of the survivorship provisions contained in said Deeds. Clifford E. Hall, widower, died intestate in Wood County on October 22, 2004, as shown by Death Record Book 37, at Page 434, survived by his children: Pamela H. Rupert, Sheila Long, Earl Hall, Dwain Hall and Larry J. Hall as shown by Fiduciary Record Book 73, at Page 368. Pamela H. Rupert and Sheila Long conveyed a 40% undivided interest in the above described property to Larry J. Hall, by an instrument bearing date March 27, 2007, of record in the Office of the Clerk of the County Commission of Wood County, West Virginia in Deed Book 1111, at Page 706.

And being the same real estate for which a structure was demolished by the Grantor herein to cure a blighted condition, and as conveyed to the Grantee, Leslie Westfall by Tax Deed of record in Deed Book 1180, at page 824. This Deed is executed to release any right of the Grantor resulting there from.

DECLARATION OF CONSIDERATION OR VALUE

This conveyance is a Quit Claim Deed without consideration and is exempt from the

payment of transfer tax.

WITNESS the following signature and seal.

THE URBAN RENEWAL AUTHORITY
OF THE CITY OF PARKERSBURG

BY: _____

ITS: _____

Chairman

STATE OF WEST VIRGINIA,
COUNTY OF WOOD, TO-WIT:

I, _____, a Notary Public of said County, do certify that Mike Reynolds, Chairman of the Urban Renewal Authority of the City of Parkersburg, whose name is signed to the writing above bearing the ____ day of _____, 2015, has this day acknowledged the same before me in my said County, on behalf of said Authority, a public corporation.

Given under my hand this ____ day of _____, 2015.

My Commission expires: _____

Notary Public