

Council Agenda Report

Agenda Item No. 10

Date 08-22-2016

Date: August 22, 2016

Prepared and Submitted by: Sandra Tripp-Jones, City Manager 

SUBJECT: Tax Account #07-135440, Tax Map 0302, Grid 0011, Parcel 2602, 705 Pine Street, Cambridge, MD 21613

Recommendation: That Council authorize the Mayor and City Manager to execute a Deed granting, conveying, releasing, assigning and quitclaiming subject property to Mr. Eddie W. Beasley.

Discussion:

On June 13, 2016, City Council approved the sale of excess property located at 705 Pine Street to Mr. Eddie W. Beasley, sole bidder, in the amount of \$500 plus transfer fees and advertising costs. Mr. Beasley intends to build apartments, a convenience store and deli, much needed services in the neighborhood. Required public notices have been completed and the only Council action remaining to complete the sale is authorization to execute the deed - attached.

Fiscal Impact:

The bid of \$500 is below value but is the only bid. The fiscal impact of the project will be added property tax and increased economic activity in the neighborhood.

NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF AN EXAMINATION OF TITLE BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO

**After Recording Please Return To:
ROBERT S. COLLISON, P.A.
311 High Street
Cambridge, MD 21613
410-228-1911
CT16-176**

DEED

**FROM: THE COMMISSIONERS OF CAMBRIDGE
A Maryland Municipal Corporation and Body Politic of the
State of Maryland**

TO: EDDIE W. BEASLEY

THIS DEED, made this ____ day of AUGUST, in the year Two Thousand and Sixteen (2016), by THE COMMISSIONERS OF CAMBRIDGE, A Maryland Municipal Corporation and Body Politic of the State of Maryland, hereinafter "Grantor" and EDDIE W. BEASLEY, hereinafter "Grantee."

WHEREAS, in response to a Request for Bids, the grantee submitted an offer in the amount of Five Hundred Dollars for the purchase of the property described herein below, which offer was accepted by the Commissioners of Cambridge; and

WHEREAS, after a Public Hearing on the matter held on August 26, 2013, after notice thereof having been published, the Commissioners of Cambridge determined that the parcel of real property described herein below is no longer needed for any public purpose, and duly advertised its intent to transfer the property to the Grantee for the sum of Five Hundred Dollars (\$500.00), as required by Section 5-204(c)(3)(b) of the Local Government Article of the Annotated Code of Maryland; and

WHEREAS, more than twenty days have passed since the publication in the Banner on July 6, 2016 of the proposed disposition (see copy attached hereto as Exhibit A), as required by to Section 5-204(c)(3)(b) of the Local Government Article of the Annotated Code of Maryland; and

WHEREAS, no petition or objection to the sale and transfer of the property has been received by the Commissioners of Cambridge.

NOW, THEREFORE, WITNESSETH, that for and in consideration of the sum of FIVE HUNDRED DOLLARS (\$500.00) and other good and valuable consideration

ALL of that land situate in the City of Cambridge, Cambridge Election District, Dorchester County, Maryland, and being known as 705 Pine Street, and recorded among the Land Records of Dorchester County, Maryland in Liber P.L.C. No. 215, Folio 735; reference herein is made a part hereof as if herein fully set forth.

BEING the same land as conveyed by deed dated May 29, 1986, from Mary Clash, unto Cecil Pair and Peggy Pair, his wife, and recorded among the Land Records of Dorchester County, Maryland in Liber P.L.C. No. 240, Folio 56; **WHEREAS**, the said Cecil Pair departed this life and the said Peggy Pair became the fee simple owner of the aforesaid property.

AND BEING the same property which was conveyed unto Bishop Clarence Cornish, by Deed dated April 22, 1989, from Peggy Pair, recorded among the Land Records of Dorchester County, Maryland in Liber P.L.C. No. 256, folio 339.

BEING part of the same land and property which was conveyed unto The City of Cambridge, a/k/a The Commissioners of Cambridge, A Maryland Municipal Corporation by Gerald J. Grindle, Treasurer and Collector of Taxes by deed dated March 20, 1997, and recorded among the Land Records for Dorchester County, Maryland in Liber No. 353, folio 106.

TOGETHER with all improvements thereupon, and the rights, alleys, ways waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

RESERVING unto the GRANTOR any and all easements or rights-of-way for drainage or utilities which were heretofore granted unto the Commissioners of Cambridge.

TO HAVE AND TO HOLD said tract or parcel of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of said Grantee, as sole owner and to his personal representatives, heirs and assigns, forever, in fee simple.

AND the said GRANTOR does hereby covenant to warrant specially the land and property hereinbefore described and intended to be conveyed, and to execute such other and further assurances of the same as may be requisite.

WITNESS the hand and seal of the Grantor.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

Sandra Tripp-Jones
City Manager

By: _____ (Seal)
Victoria Jackson-Stanley
Mayor

contained, by signing in my presence, the name of the corporation by herself in her capacity as Mayor.

Witness my hand and Notarial Seal:

Notary Public

My Commission Expires: _____

CERTIFICATE OF PREPARATION

I HEREBY CERTIFY that this instrument was prepared by, or under the supervision of, the undersigned, an attorney duly licensed and authorized to practice law before the Court of Appeals of Maryland.

Robert S. Collison, Esq.