

Resolution No. 52-2010

**RESOLUTION
OF
THE BOARD OF COUNTY COMMISSIONERS
FOR
MONTROSE COUNTY, COLORADO
TO
APPROVE REAL ESTATE PURCHASE AND TO AUTHORIZE
EXECUTION OF CLOSING DOCUMENTS**

WHEREAS, by prior action at a noticed public meeting, the Board approved a real estate purchase agreement with Michael D. Stuart and Patrick G. Stuart, as personal representatives, for the purchase of real property located at 58523 West Jig Road, Montrose, Colorado, which agreement has been subsequently amended at prior noticed public meetings; and

WHEREAS, said property is for the use of the Montrose County Public Works Department in the improvement of Jig Road and for other purposes useful to the County; and

WHEREAS, the property appraised at the amount of \$152,500, which is the amended contract price for the property, and with closing costs and credit for earnest money, the total closing price for the property is \$150,615.50; and

WHEREAS, the closing on the real estate purchase for the said property is scheduled for October 8, 2010 at 4:00 pm; and

WHEREAS, in order to complete the purchase of the said property at closing it is necessary to execute certain documents to complete the transfer ("the closing documents"); and

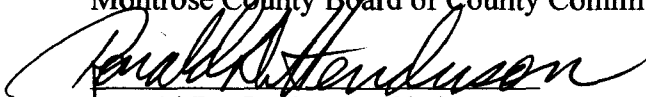
NOW, THEREFORE, the Board of County Commissioners for Montrose County, Colorado hereby resolves as follows:

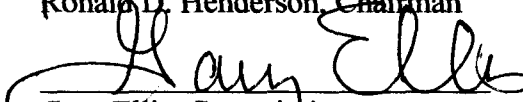
1. The Board hereby finds that the property located at 58523 West Jig Road is useful to the County and therefore the Board hereby approves completion of the purchase of this property pursuant to the real estate purchase agreement for said property, as same has been amended by agreement of the parties in subsequent noticed public meetings.

2. The Chairman, Ronald D. Henderson, is hereby authorized to execute all the closing documents necessary to complete the closing and purchase of the property located at 58523 West Jig Road, Montrose, Colorado.

Approved this 4th day of October, 2010.

Montrose County Board of County Commissioners



Ronald D. Henderson, Chairman


Gary Ellis, Commissioner


David White, Commissioner - Vice Chairman

Attest:

Montrose County Clerk and Recorder

By: 
Marie Simons, Deputy



FIDELITY NATIONAL TITLE COMPANY
 1521 Oxbow Drive Suite 200, Montrose, CO 81401
 (970) 252-0160
BUYERS/BORROWERS CLOSING STATEMENT
FINAL

Buyer/Borrower: **Board of County Commissioners of Montrose County**

Escrow No: **F0352779-397 DGO**

Close Date: **10/08/2010**

Proration Date: **10/08/2010**

Property: **58523 West Jig Road**
Montrose, CO 81401

Description	Debit	Credit
TOTAL CONSIDERATION:		
Total Consideration	\$152,500.00	
Deposit/Earnest Money		2,000.00
ESCROW CHARGES		
Closing Fee to Fidelity National Title Company	75.00	
TITLE CHARGES:		
Tax Certificate to Fidelity National Title Company	10.00	
RECORDING FEES:		
Recording Fees to Clerk and Recorder	16.00	
E-Filing Fees to Fidelity National Title Company	4.50	
ADDITIONAL CHARGES:		
Water Deposit to Tri-Cnty Water	10.00	
Sub Totals	152,615.50	2,000.00
Balance Due From Buyer/Borrower		150,615.50
Totals	\$152,615.50	\$152,615.50

APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. FIDELITY NATIONAL TITLE COMPANY assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

 Board of County Commissioners of Montrose County

Broker/Agent _____

Closing Agent _____

FIDELITY NATIONAL TITLE COMPANY

