

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF CERTAIN IMMOVABLE PROPERTY FROM JADY PROPERTIES, LLC, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana, be and it is hereby authorized to purchase certain immovable property owned JADY PROPERTIES, LLC, (“SELLER”), the property to be purchased being more particularly described as follows:

Lot 1 of a Resubdivision of a Portion of Block “M”, West Monroe, Louisiana (Original Town) situated in Section 52, Township 18 North, Range 3 East, Land District North of Red River Ouachita Parish, Louisiana, the plat of which is filed of record in Plat Book 28, Page 111, records of Ouachita Parish, Louisiana

Municipal Address: Commerce Street, West Monroe

for the cash price of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00) DOLLARS, subject to the further conditions:

- a) Taxes for the year 2023 will be prorated as of the date of sale.
- b) JADY hereby waives, renounces and relinquishes any and all rights to which it may have or enjoy pursuant to R.S. 41:1338 or R.S. 31:149, or arising under LA Constitution Article I, Section 4, as to the property.
- c) The property to be free and clear of all mortgages, liens or encumbrances; the property conveyed and accepted subject to any and all valid restrictions, servitudes, encroachments, and any other matters of record or which would be reflected on a survey of the property.
- d) The property described above is being sold “as is” and this sale of the improvements and any other structure located in and upon the above described property are sold and conveyed without any warranty of fitness or condition whatsoever, whether expressed or implied, whether for the use intended, return or reduction of the purchase price, or otherwise. Further CITY declares that it has examined the above described property prior to the date of this sale and it specifically waives all rights against JADY, including any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520 through 2548 inclusive.
- e) JADY transfers, assigns and sells any and all mineral interests in the property conveyed in which JADY may have ownership, but does so without any warranty or guaranty of title whatsoever and specifically as provided in La C.C. Art. 2500 et seq. JADY, nor the undersigned notary makes no assertions, representations, promises or warranties as to any mineral ownership that JADY may or may not own, and CITY understands that CITY may not acquire any mineral ownership in the property conveyed through this transaction and will only acquire such mineral ownership as owned by JADY.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana be and she is hereby authorized to execute cash sale deed on behalf of the City of West Monroe acquiring the immovable property described above at the price and under the terms and conditions set forth above, and such other terms and conditions as she determines appropriate, and to take any and all other action deemed by her either necessary or appropriate to effect execution of that purchase, or any matter ancillary or otherwise relating thereto, including but not limited to the payment of the cash consideration provided above, and the payment of such other customary costs and expenses of a purchaser which are incurred in conjunction with this purchase.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed and adopted this 18th day of July, 2023, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 18TH DAY OF
JULY, 2023

CHRISTEN HEATH, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA