

RESOLUTION NO. 22 - 2008

**RESOLUTION AUTHORIZING THE EXECUTION OF A NEW QUITCLAIM DEED AND
AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO EXECUTE ALL
DOCUMENTS NECESSARY AND DECLARING AN EMERGENCY AND DISPENSING
WITH THE SECOND READING**

WHEREAS, as part of a plea arrangement in a 2007 drug trafficking case, defendants Jason Jones and Sheila Marshall each agreed to quitclaim their one-half interest in the property known at 7867 Quail Hollow Court, Butler County Parcel # M5620211000007, to the West Chester Township Trustees; and,

WHEREAS, the property then proceeded to Butler County Sheriff's Sale where it was purchased by Toor Properties, Inc.; and,

WHEREAS, Toor Properties is attempting to refinance the property and its title examiner discovered that Ms. Marshall's half interest (now held by West Chester Township) did not properly transfer at the Sheriff's Sale because the Court Order and deed only referenced defendant Jason Jones; and,

WHEREAS, Toor Properties has requested that the Township execute a quitclaim deed to correct this flaw in the chain of title; and,

WHEREAS, the Township Finance Director has confirmed that the Township received its portion of the selling price for this property.

NOW THEREFORE, BE IT RESOLVED that the West Chester Township Board of Trustees does hereby agree to:

SECTION 1. Authorize the Township Administrator to execute a quitclaim deed and take such other actions as may be necessary to correct this omission in the Sheriff's deed process.

SECTION 2. Declare this resolution to be an emergency measure necessary for the immediate preservation of the public peace, safety and health, and for the particular reason that a loan transaction and closing await this action.

This Resolution shall be adopted as an emergency necessary for the immediate preservation of the public peace, health, safety, or welfare of the community and shall become effective at the earliest date permitted by law.

Adopted this 8th day of July, 2008.

George Lang
George Lang, President

YES
Yes / No

Catherine Stoker
Catherine Stoker, Vice President

YES
Yes / No

Lee Wong
Lee Wong, Trustee

Yes
Yes / No

ATTEST:

Patricia Williams
Patricia Williams, Township Fiscal Officer

APPROVED AS TO FORM:

Donald L. Crain
Donald L. Crain, Law Director

QUITCLAIM DEED

The Board of Township Trustees of West Chester Township, Butler County, Ohio, for good and valuable consideration paid, grants to Toor Properties, Inc., an Ohio corporation, whose tax mailing address is 7560 Tylers Valley Drive, West Chester, OH 45069 the real estate described as follows:

Situated in the County of Butler in the State of Ohio and in the Township of West Chester: Entire Lot Numbered One Hundred and Eighty-Eight (188) as the same is known and designated on the recorded Plat Maddox Manor Estates Subdivision, Addition Number Six (6), in Section 11 Town 3, Entire Range 2, West Chester Township, Butler County, Ohio, the plat of which is recorded in envelope #749, Page "B", in the office of the Recorder of Butler County, Ohio.

Prior Instrument Reference: Book 7614, Page 2093 of the Deed Records of Butler County, Ohio.

Auditor's Parcel Number: M5620211000007

Property Address: 7867 Quail Hollow Court, West Chester, OH 45069

Executed this 8th day of July, 2008.

West Chester Township Trustees

By: Judith C. Boyko
Judith C. Boyko
West Chester Township Administrator

STATE OF OHIO)
) SS:
COUNTY OF BUTLER)

The foregoing instrument was acknowledged before me on the 8th day of July, 2008, by Judith C. Boyko, the duly authorized Township Administrator of West Chester Township, Butler County, Ohio, on behalf of the Township.

Patricia Williams
Notary Public
My commission expires: _____

This instrument was prepared by:

Joseph C. Lucas, Esq.
FROST BROWN TODD LLC
300 N. Main Street, Suite 200
Middletown, OH 45042



PATRICIA WILLIAMS, NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires Nov. 20, 2011

CERTIFICATE OF PUBLICATION

_____		First Reading
Date		
July 8, 2008		Emergency Reading

Date		
_____		Second Reading
Date		
July 14, 2008	Journal News	First Publication
_____		(After Approval)
Date and Newspaper		
July 17, 2008	Pulse Journal	

July 21, 2008	Journal News	Second Publication
_____		(After Approval)
Date and Newspaper		
July 24, 2008	Pulse Journal	

<i>Patricia Williams</i> 8/11/08		Certificate of Publication

Township Fiscal Officer Signature & Date		