

**ORDINANCE NO. 3787**

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, ENTITLED "AN ORDINANCE TO AUTHORIZE THE EXECUTION OF A DEED FOR THE PURPOSE OF CONVEYING CERTAIN SURPLUS PROPERTY LOCATED AT 216 KNOX STREET IN THE CITY OF CUMBERLAND, ALLEGANY COUNTY, MARYLAND TO MICHAEL A. PFAFF."

**WHEREAS**, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at 216 Knox Street in the City of Cumberland, Allegany County, Maryland;

**WHEREAS**, the said property was declared to be surplus property under the terms of Order No. 25,823, passed by the Mayor and City Council on June 2, 2015;

**WHEREAS**, Michael A. Pfaff has offered to purchase the said property for the sum of \$1,800.00; and

**WHEREAS**, the Mayor and City Council of Cumberland deem the acceptance of that offer to be in the City's best interests.

**NOW, THEREFORE**

**SECTION 1:** BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council accepts Michael A. Pfaff's offer to purchase the real property located at 216 Knox Street, Cumberland, MD 21502 for the purchase price of \$1,800.00, provided that all costs of effecting the transfer and all recordation and transfer taxes shall be borne by Mr. Pfaff and he shall be responsible for the payment of a prorated portion of the current year real estate taxes;

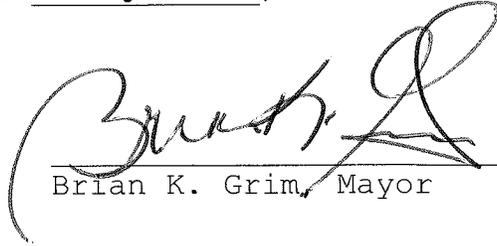
**SECTION 2:** AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute

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a deed in the form attached hereto as Exhibit A or in a similar form, conveying the aforesaid real property to Mr. Pfaff in exchange for the payment of the aforesaid purchase price;

**SECTION 3:** AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this 7th day of July, 2015.

  
\_\_\_\_\_  
Brian K. Grim, Mayor

ATTEST:

  
\_\_\_\_\_  
Marjorie A. Woodring, City Clerk

**1st reading: June 16, 2015**  
**2nd reading: July 7, 2015**  
**3rd reading: July 7, 2015**

# **EXHIBIT A**

**NO TITLE SEARCH PERFORMED**

**THIS QUITCLAIM DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2015, by and between the **MAYOR AND CITY COUNCIL OF CUMBERLAND**, a Maryland municipal corporation, party of the first part, and **MICHAEL A. PFAFF**, of Allegany County, Maryland, party of the second part.

**WITNESSETH:**

That for and in consideration of the sum of One Thousand Eight Hundred Dollars (\$1,800.00) cash in hand paid and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part does hereby quitclaim unto the party of the second part, his personal representatives, heirs and assigns, all of the party of the first part's right, title, interest and estate in and to the following described property lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

**ALL**, that piece or parcel of ground situate in the City of Cumberland, Allegany County, Maryland, at the corner of German (now called Bond) and Knox Streets, and particularly described as follows, to-wit:

**BEGINNING** for the same at the corner formed by the Northern Side of Knox Street with the Eastern Side of German Street (now called Bond Street), and running thence with German (Bond Street), North 60 3/4 degrees West 50 feet to the Weigle property, and with it, North 29 1/4 degrees East 40 feet, then across the whole lot, South 60 3/4 degrees East 50 feet to Knox Street, and with it South 29 1/4 degrees West 40 feet to the place of beginning

**IT BEING** the same property which was conveyed from Paulett M. Lint AKA Paulette M. Lint to Mayor and City Council of Cumberland by deed dated April 22, 2014 and recorded among the Land Records of Allegany County, Maryland in Book 2062, Page 348.

**TOGETHER** with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the above-described property unto the party of the second part, his personal representatives, heirs and assigns, in fee simple.

**WITNESS** the hand and seal of the party of the first part the day and year first above written.

**WITNESS/ATTEST:**

**MAYOR AND CITY COUNCIL  
OF CUMBERLAND**

\_\_\_\_\_  
**Marjorie A. Woodring, City Clerk**

By: \_\_\_\_\_ (SEAL)  
**Brian K. Grim, Mayor**

**STATE OF MARYLAND,  
ALLEGANY COUNTY, TO WIT:**

**I HEREBY CERTIFY**, that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Brian K. Grim**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said Mayor and City Council of Cumberland; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$1,800.00 and that the total payment made to the grantor was \$1,800.00 and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident of the State of Maryland.

**WITNESS** my hand and Notarial Seal.

\_\_\_\_\_  
**NOTARY PUBLIC**

**My Commission Expires:** \_\_\_\_\_

**I HEREBY CERTIFY** that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

\_\_\_\_\_  
**MICHAEL SCOTT COHEN**