



Legislation Details (With Text)

File #: ID 15-0439 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 5/15/2015 **In control:** City Council
On agenda: 6/2/2015 **Final action:** 6/2/2015
Title: Resolution Authorizing Property Exchange to Rectify Ownership of Properties at 221 and 223 Guerrant Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1248 (221 & 223 Guerrant St).pdf, 2. Vicinity 1248 (221 & 223 Guerrant St).pdf, 3. 15-0439 Reso. 221 and 223 Guerrant St..pdf

Date	Ver.	Action By	Action	Result
6/2/2015	1	City Council	adopt	Pass

Resolution Authorizing Property Exchange to Rectify Ownership of Properties at 221 and 223 Guerrant Street

Department: Engineering & Inspections

Council District: 1

Public Hearing: N/A

Advertising Date/By: N/A

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PURPOSE:

The Property Management Section of the Engineering & Inspections Department is in the process of exchanging quitclaim deeds for two adjacent properties to rectify their legal ownership to comply with the intention of the foreclosure commissioner. Approval from Council is requested for the exchange.

BACKGROUND:

Six lots on Guerrant Street were prepared for foreclosure for taxes and processed through a commissioner through standard procedures. Through a commissioner's foreclosure deed, dated September, 8, 2014, the City was to receive the lot at 223 Guerrant Street, parcel # 0022138. Another lot, 221 Guerrant Street, was not foreclosed upon and remained the property of Basil Agapion. When the commissioner's deed for 223 Guerrant Street was recorded by the commissioner at the Guilford County Register of Deeds, the lot description was incorrect. The lot description on the deed was actually for the adjacent property at 221 Guerrant Street, parcel #0022137, owned by Basil Agapion.

In accordance with an agreement between Jerry Weston, the commissioner, and Basil Agapion, the correct owner of 221 Guerrant Street, it has been determined that exchanging quitclaim deeds will rectify the mistake. The exchange of quitclaim deeds will make the City the owner of 223 Guerrant Street and Basil Agapion the

owner of 221 Guerrant Street, and this will comply with the commissioner's foreclosure action.

The properties are zoned R-5, Residential Single Family.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering & Inspections Department recommends approval of this exchange.