

RESOLUTION NO. 29915

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PORTION OF THE RIVERWALK, IDENTIFIED AS 750 LATITUDE CIRCLE, TAX MAP NO. 135N-A-005, BY QUITCLAIM DEED, IN SUBSTANTIALLY THE FORM ATTACHED, FROM CAMERON HARBOR, LLC.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the acceptance of a portion of the Riverwalk, identified as 750 Latitude Circle, Tax Map No. 135N-A-005, by Quitclaim Deed, in substantially the form attached, from Cameron Harbor, LLC.

ADOPTED: May 14, 2019

/mem

THIS INSTRUMENT PREPARED BY  
 AND RETURN TO:  
 CHAMBLISS, BAHNER & STOPHEL, P.C.  
 Suite 1700, Liberty Tower  
 605 Chestnut Street  
 Chattanooga, Tennessee 37450  
 Attention: Michael J. Stewart

<b>ADDRESS OF NEW OWNER(S):</b> City of Chattanooga City Hall 101 East 11 <sup>th</sup> Street Chattanooga, TN 37402	<b>SEND TAX BILLS TO:</b> City of Chattanooga City Hall 101 East 11 <sup>th</sup> Street Chattanooga, TN 37402	<b>MAP PARCEL NO.</b> 135N A 005
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QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar (\$1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, CAMERON HARBOR, LLC, a Tennessee limited liability company ("Grantor"), does hereby sell, transfer, convey and quitclaim unto the CITY OF CHATTANOOGA, TENNESSEE ("Grantee"), and its successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property located in Hamilton County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference (the "Property").

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss,

Bahner and Stophel, P.C. disclaims responsibility for the status of title to the Property or for the accuracy of such information. The conveyance of the Property is made subject to all matters of record. Without limiting the generality of the foregoing, and as further clarification, the conveyance is subject to the rights of (i) the owners of Lot 1 and Lots 4 through 23 (the "Cameron Harbor Owners") as shown on the plat recorded at Plat Book 103, Page 169, Hamilton County, Tennessee Register of Deed's Office (the "Register's Office"); (ii) the Cameron Harbor Townhomes Owners' Association, Inc. ("Townhome Association"); (iii) the Cameron Harbor Marina Association, Inc. (the "Marina Association"); and (iv) the successors, assigns, lessees, licensees and/or members of the Cameron Harbor Owners, the Townhome Association and the Marina Association (a) to install, maintain and repair any and all gangways, walkways, ramps, stairs and other related facilities and fixtures necessary for the use and operation of the "Cameron Harbor Slips" as contemplated by and set forth more particularly in that certain Easement and License Agreement by and among Cameron Harbor, LLC, Harbor Lodging, LLC and the City of Chattanooga, Tennessee, dated February 15, 2010 and recorded at Book 9111, Page 703, Register's Office (the "Easement and License Agreement"); (b) to install, maintain and repair any and all utilities necessary for the use and operation of the Cameron Harbor Slips; and (c) for ingress and egress over, under and across the Property as needed in connection with the use and enjoyment of the Cameron Harbor Slips and the exercise of the easement and license rights set forth in the Easement and License Agreement.

[execution page follow]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this \_\_\_\_\_ day of  
December, 2018.

GRANTOR:

CAMERON HARBOR, LLC, a Tennessee limited  
liability company

By: \_\_\_\_\_  
Eugene H. Schimpf, III, Authorized Manager

STATE OF TENNESSEE :  
:  
COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county mentioned, personally appeared Eugene H. Schimpf, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Manager of CAMERON HARBOR, LLC, the within named bargainor, a Tennessee limited liability company, and that such person as such Authorized Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such Authorized Manager.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this \_\_\_\_\_ day  
of December, 2018.

\_\_\_\_\_  
Notary Public

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

STATE OF TENNESSEE :  
:  
COUNTY OF HAMILTON :

I hereby swear and affirm that there is no consideration for this transfer, and that there is no tax due under Tennessee Code Annotated Section 67-4-409.

AFFIANT-GRANTEE:

THE CITY OF CHATTANOOGA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_\_ day of December, 2018.

\_\_\_\_\_  
Notary Public

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

EXHIBIT "A"

PARCEL NO: 135N A 005

Land in Hamilton County, Tennessee, being Lot No. Three (3), on the Final Plat Lots 1, 3-23 of Cameron Harbor Phase 2, as shown by plat of record in Plat Book 103, Page 169, Register's Office for Hamilton County, Tennessee, to which Plan reference is hereby made for a more complete description.

**GRANTORS' SOURCE OF EQUITABLE TITLE** are Deeds recorded at Book 8632, Page 166 and Book 9010, Page 762, in the Register's Office of Hamilton County, Tennessee: