

**CITY OF LAS ANIMAS, COLORADO  
ORDINANCE NO. 737**

**AN ORDINANCE OF THE CITY OF LAS ANIMAS, COLORADO, APPROVING A  
CONTRACT TO BUY AND SELL REAL ESTATE FOR THE PURPOSES OF SALE OF  
CITY PROPERTY TO ELMER D. NELSON AND AUTHORIZING ALL ACTIONS  
NECESSARY TO COMPLETE THE SALE OF 725 GRAND AVENUE, LAS ANIMAS  
COLORADO**

**WHEREAS**, Section 31-15-713(1)(b), C.R.S., provides that the City of Las Animas (the “City”), by ordinance, may dispose of any real property not held or used for park purposes or any other governmental purpose upon terms and conditions the Las Animas City Council (the “City Council”) may determine; and

**WHEREAS**, the City desires dispose of by sale buildable land owned by the City with the address of 725 Grand Avenue, Las Animas, Colorado and known within the real property records of Bent County as:

LOTS 23-24, BLOCK 115  
LAS ANIMAS, COLORADO

(the “Property”); and

**WHEREAS**, the Property is not currently being used as, and has never been used as, a public park, nor is it being used for any other governmental purpose; and

**WHEREAS**, the Property is surplus and was separately declared as such by resolution; and

**WHEREAS**, Mr. Elmer D. Nelson has agreed to purchase the Property for **THREE THOUSAND AND FIVE HUNDRED DOLLARS (\$3500)** and other good and valuable consideration pursuant to the terms and conditions provided for in the attached Agreement to Buy and Sell Real Estate (the “Agreement”) attached hereto as **Exhibit A** via a quitclaim deed attached as **Exhibit B**; and

**WHEREAS**, the City desires to convey the Property to Mr. Nelson for **THREE THOUSAND AND FIVE HUNDRED DOLLARS (\$3500)** pursuant to the terms and conditions of **Exhibits A**; and

**WHEREAS**, the City Council has reviewed the terms and conditions of the Agreement presented to the City Council for the sale of the Property to Mr. Nelson along with this Ordinance and accompanying Exhibits and has determined that the terms and conditions of the Agreement are beneficial to the City; and

**WHEREAS**, the City Council now desires to approve the Agreement and to authorize all actions necessary to complete the sale of the Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAS ANIMAS, COLORADO:**

Section 1. The above recitals are hereby incorporated by reference.

Section 2. Agreement to Buy and Sell Real Estate (the “Agreement”) attached to this Ordinance as **Exhibit A** is approved and the Mayor, or in their absence the Mayor Pro Tem, is authorized and directed to the execute the Agreement to Buy and Sell Real Estate (the “Agreement”) on behalf of the City and is further authorized to execute the quitclaim deed attached as **Exhibit B**.

Section 3. The City Clerk in consultation with the City Attorney is authorized to take all actions necessary to close on the sale of the Property pursuant to the terms and conditions of the Agreement without any further action and/or approval from the City Council.

Section 4. City Clerk, in consultation with the City Attorney is authorized to revise any non-materials errors in the Agreement which do not increase the financial obligations of the of the City.

Section 5. Should any one or more sections or provisions of this Ordinance enacted hereby be judicially determined to be unenforceable, such judgement shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 6. This Ordinance shall become effective thirty (30) days after publication following final passage.

**INTRODUCED AND PASSED ON FIRST READING THIS 10TH DAY OF OCTOBER, 2023.**

**INTRODUCED, AMENDED, PASSED, ADOPTED, AND ORDERED PUBLISHED ON SECOND READING THIS 14TH DAY OF NOVEMBER, 2023.**


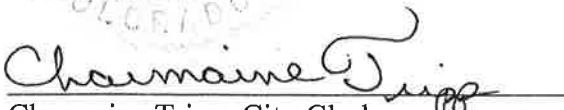
**CITY OF LAS ANIMAS, COLORADO**

BY:



Mayor

ATTEST:

  
  
Charmaine Tripp, City Clerk