

**RESOLUTION
#26-12**

A RESOLUTION OF THE CITY OF DUBLIN, GEORGIA BY AND THROUGH ITS MAYOR AND COUNCIL TO APPROVE THE PURCHASE OF TAX PARCEL D16C-204 (107 Rowe Street); TO SET AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and City Council find it in the best interest of the City to purchase certain property within the corporate limits of the City of Dublin; and

WHEREAS, Larry L. Shriver is the owner of that certain tract of land identified by the Laurens County Tax Assessor as Tax Map and Parcel Nos. D16C-204 (107 Rowe Street); and

WHEREAS, the City would like to extend a good faith offer to purchase at a price of \$163,500 for the land and improvements included thereon subject to certain conditions being met.

THEREFORE, NOW BE IT RESOLVED that the City Manager is hereby authorized to negotiate an agreement, consistent with the proposal submitted to this body, subject to such additions, deletions, and revisions as deemed appropriate for the purchase. The Mayor is hereby authorized and directed to execute and deliver the same on behalf of the city upon such approval from the City Manager.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to enter into a real estate sales agreement for purchase of the property described above for the amount indicated above. The Mayor and Clerk are hereby authorized to execute and deliver all documents necessary to effectuate the contracts to purchase as well as the closing on the property described herein. This resolution shall have immediate effect upon its adoption.

SO RESOLVED by the Mayor and Council of the City of Dublin this 5th day of March, 2026 by a vote of 7 to 0.

CITY OF DUBLIN, GEORGIA

BY: [Signature]
Joshua E. Kight,
Mayor

ATTEST:

By [Signature]
Dorothy Rozier, City Clerk



RESOLUTION

#26-12

PURCHASE AND SALES AGREEMENT

STATE OF GEORGIA
COUNTY OF LAURENS

1. PURCHASE AND SALE.

This is a Purchase and Sale Agreement ("Agreement"), between the undersigned Purchaser, **City of Dublin, Georgia**, who agrees to buy, and the undersigned Seller(s), **Larry L. Shriver**, who agrees to sell the below tract(s) or parcel(s) of land, with such improvements as are located thereon, described as:

**107 Rowe Street, Dublin, Georgia 31021
Laurens County, Georgia
Tax ID Number: Map D16C, Parcel 204**

the full legal description of said property is the same as is recorded with the Clerk of the Superior Court of Laurens County in Deed Book 719, Page 80, which said property is located and is made a part of this agreement by reference.

2. PURCHASE PRICE AND METHOD OF PAYMENT.

The total purchase price shall be: **\$163,500.00** to be paid at time of closing.

3. Reserved

4. PROPERTY SOLD SUBJECT TO DUE DILIGENCE PERIOD.

This is an Option Contract and for and in consideration of the additional payment of \$1.00 by the Purchaser to the Seller, the receipt and sufficiency of which is hereby acknowledged, Seller does hereby grant to Purchaser the option of terminating this Agreement for any reason **from the Binding Agreement Date ("Due Diligence Period") until March 20, 2026**. This Agreement shall be an option contract until the Due Diligence Period has ended without Buyer terminating the same.

During the Due Diligence Period, Purchaser may, but shall not be required to, arrange and conduct at Purchasers' sole expense whatever evaluations, inspections, appraisals, examinations, surveys, and testing, if any. During this Due Diligence Period, Purchaser may also propose an amendment(s) to this Agreement to address any concerns of Purchaser with the Property. If Purchaser decides to exercise Purchaser's option to terminate this Agreement, Purchaser must give notice of the same to Seller prior to the end of the Due Diligence Period. If Purchaser does not give such notice in a timely manner, the Due Diligence period shall terminate, and Purchaser be deemed to accept the Property "as is."

5. WARRANTY OF TITLE.

Seller(s) warrants that they presently have title to said property, and, at the time of closing, they agree to convey good and marketable title to said property to Purchaser by general warranty deed subject only to (1) zoning ordinances affecting said property, (2) general utility easements of record serving said property, (3) subdivision restrictions of record, and (4) leases, other easements, other restrictions and encumbrances specified in this contract.

6. TITLE EXAMINATION.

The Purchaser shall have a reasonable time (30 days) after acceptance of this contract to examine title and to furnish Seller with a written statement of objections affecting the marketability of said title. Seller shall have a reasonable time, after receipt of such objections to satisfy all valid objections and if seller fails to satisfy such valid objections within a reasonable time, then at the option of the Purchaser, evidenced by written notice to Seller, this contract shall be null and void. Marketable title as used herein shall mean title which a title insurance company licensed to do business in the State of Georgia will insure at its regular rates, subject only to standard exceptions unless otherwise specified herein.

7. DATE OF CLOSING AND TRANSFER OF PROPERTY.

This transaction shall be closed on or before March 31, 2026, or such other date as may be agreed to in writing by the parties.

8. CLOSING ATTORNEY.

This transaction shall be closed Cole Porter, Esq. Dublin, Georgia 31021.

9. RESPONSIBILITY TO COOPERATE.

Seller and Purchaser agree that such papers as may be necessary to carry out the terms of this Agreement shall be produced, executed and/or delivered by such parties at time required to fulfill the terms and conditions of this Agreement.

10. TIME IS OF THE ESSENCE.

Time is of the essence of this contract. This contract shall inure to the benefit of, and be binding upon, the parties hereto, their heirs, successors, administrators, executors and assigns.

11. ENTIRE AGREEMENT

This contract constitutes the sole and entire agreement between the parties hereto and no modification of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto.

12. SPECIAL STIUPLATIONS.

The following stipulations shall, if conflicting with any other provisions contained in this Agreement, control:

1. The 2026 property taxes shall be prorated between Purchaser and Seller as of the date of closing;

2. Seller certifies that he is under contract with realtor, Yvonne Robertson, and that any money due said agent will be paid out of his proceeds.
3. Purchaser agrees to pay all other closing costs, except for any amounts owed to cure title issues.
4. Seller certifies that there no leases/tenants on the property.
5. This contract is contingent upon approval by the Mayor and City Council of Dublin.

Purchaser has signed and sealed this Agreement on this 5th day of March, 2026.

The City of Dublin,

Joshua E. Kight
Joshua E. Kight, Mayor,
As Purchaser

Dorothy Rozier
Attest: Dorothy Rozier, City Clerk

Seller has signed and sealed this Agreement on this 26 day of Sept., 2026.

Larry Lee Shriver
Larry Lee Shriver, as Seller

