



Board of County Commissioners - Staff Report

Meeting Date:	March 20, 2018	Presenter:	Keith Gingery
Submitting Dept:	Attorney	Subject:	Mercill Day Care Building Transfer

Statement / Purpose: Transfer of ownership of Mercill Day Care Building from Children’s Learning Center, Inc. to Teton County, Wyoming through a Bill of Sale

Background / Description (Pros & Cons): The County presently owns the land located at 105 Mercill Avenue, Jackson, Wyoming. Children’s Learning Center had a lease to have their old day care facility to be located on our land. In May 2015, Teton County agreed to a new agreement with Children’s Learning Center for the construction of a new day care facility building on the land owned by Teton County and upon completion of the construction of the building, the Children’s Learning Center would transfer the building to Teton County. The building would then merge with the real property, so that both the building and land would be owned by the same owner, Teton County. Teton County also agreed to then lease the building to the Children’s Learning Center. Teton County also provided \$1,452,000.00 toward the construction of the new building and Teton County agreed to take on the major maintenance, snow plowing, and maintenance of parking lot.

Attachments: Bill of Sale for the Mercill Child Care Building located at 105 Mercill Ave.

Input / Recommendation: Approve

Suggested Motion: I move to accept the Bill of Sale for the Mercill Day Care Building located at 105 Mercill Ave. from Children’s Learning Center, Inc. to Teton County, Wyoming.

BILL OF SALE

KNOW ALL PEOPLE BY THESE PRESENTS, that The Children's Learning Center, Inc., a Wyoming non-profit corporation ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, transfers, and delivers unto Teton County, Wyoming, a duly organized county of the State of Wyoming ("Grantee"), the following goods and chattels to-wit:


The building known as the Mercill Early Childhood Center located on Parts of Lot 15-17, Block 2 of the Joseph R. Jones Lots, addition to the Town of Jackson, a subdivision of Teton County, Wyoming recorded as plat No. 113 in the Office of the Clerk of Teton County, Wyoming, with a physical address of 145 Mercill Ave., Jackson, Wyoming (the "Building").

It is the intent of this transaction for the Building to merge with the ownership of the real property, the land upon which the Building is located, that is owned by Teton County, Wyoming. It is the further intent of the parties that all personal property belonging to Grantor located in and around the Building that is not considered to be a permanent fixture in or on the Building shall remain the property of Grantor and shall not be transferred through this Bill of Sale.

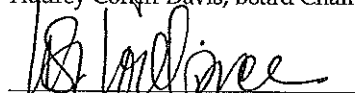
The Grantor hereby warrants that it owns the Personal Property listed above hereto free and clear of any and all liens and encumbrances whatsoever and further warrants to defend the same against any and all persons making claim thereto, except through the Grantee above named.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th ^{February} day of ~~March~~, 2018.

THE CHILDREN'S LEARNING CENTER, INC.
a Wyoming non-profit corporation


Audrey Cohen-Davis, Board Chair

Attest:


Lisa Lord Price, Board Secretary

State of Wyoming)
)ss.
County of Teton)

This instrument was acknowledged before me on this 24 day of February, 2018, by Audrey Cohen-Davis, Board Chair of The Children's Learning Center, Inc.

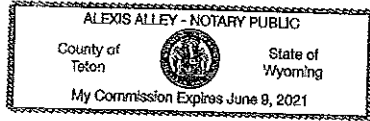
Alexis Alley
Notary Public

(seal)

My Commission Expires on:

06/09/21

State of Wyoming)
)ss.
County of Teton)



This instrument was acknowledged before me on this 24 day of February, 2018, by Lisa Lord Price, Board Secretary of The Children's Learning Center, Inc.

Alexis Alley
Notary Public

(seal)

My Commission Expires on:

06/09/21

