REQUEST FOR BOARD ACTION

Date of Meeting: July 20, 2026

10.D. Non-warranty Deed - Dishman Estate

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Action Requested:

The Cornelius Animal Shelter (i.e., the Town of Cornelius) was a beneficiary of the Estate of Nancy Dishman. The Cornelius Animal Shelter received $37,874.91 on or about 5/30/2024.

The bulk of this estate funds were from the sale of certain real estate. Ms. Dishman's Will contained language stating that the Executor had the authority to sell the real estate, and at the time of closing of that sale the title insurance company agreed that the only signature required to sell was that of the Executor. However, that original buyer is now selling the property, and the proposed new buyer is raising a concern that the heirs, including Cornelius Animal Shelter, did not sign the deed.

Accordingly, the Town is being requested to sign a non-warranty (i.e. quitclaim) deed to the subject property to help clear this title issue. The shelter/Town would be making no warranties as to title to the property, just conveying any interest it may may have in the property by virtue of the wording in the Will.

Manager's Recommendation:

Approve the non-warranty deed as presented and provide authority to the Town Manager and Town Attorney to finalize the terms & conditions of the deed and execute it.

ATTACHMENTS:
NON-WARRANTY DEED - Town.doc