

VILLAGE OF SHERWOOD, OHIO

RESOLUTION NO. 26-04-03

A RESOLUTION OF THE COUNCIL OF THE VILLAGE OF SHERWOOD, OHIO, AUTHORIZING AND RATIFYING THE REAL ESTATE PURCHASE AGREEMENT WITH DANIEL R. STEVENSON AND PATRICIA A. STEVENSON FOR THE ACQUISITION OF CERTAIN REAL PROPERTY IN DEFIANCE COUNTY, OHIO, RATIFYING THE INITIAL PAYMENT OF \$20,000, APPROVING AN EXTENSION OF THE CLOSING DATE TO APRIL 23, 2026, AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO COMPLETE THE CLOSING, AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Sherwood, Ohio (the "Village"), an Ohio municipal corporation, has determined that it is in the best interest of the public to acquire certain parcels of real property located in Defiance County, Ohio, for public park and nature center purposes; and

WHEREAS, the Village entered into a Real Estate Purchase Agreement dated November 21, 2025 (the "Purchase Agreement"), with Daniel R. Stevenson and Patricia A. Stevenson (collectively, "Sellers"), for the acquisition of the following parcels:

Parcel No. C18-0003-0-193-00

Parcel No. C18-0003-0-020-00

Parcel No. C18-0003-0-020-01

together with all improvements thereon and all rights, privileges, and appurtenances belonging or appertaining thereto (collectively, the "Property"); and

WHEREAS, the total purchase price for the Property, as reflected in the Purchase Agreement, is \$195,000.00, of which \$195,000.00 represents the Village cash payment and the balance between the cash consideration and the appraised value is acknowledged by Sellers as an in-kind donation to the Village for public park and nature center purposes; and

WHEREAS, pursuant to the Purchase Agreement, an initial payment of \$20,000.00 was remitted by the Village upon execution of the Agreement on November 21, 2025, to secure the Property and memorialize the Village's intent to complete the purchase, and Council hereby ratifies and confirms said initial payment; and

WHEREAS, the Purchase Agreement provided for a closing date on or before April 15, 2026; and

WHEREAS, the parties have agreed to extend the closing date to April 23, 2026, to allow for the completion of all closing requirements, and it is in the best interest of the Village to approve such extension; and

WHEREAS, the Village shall pay all closing costs, including title insurance and all deed recording fees, with the Seller bearing no responsibility for any closing costs; and

WHEREAS, conveyance of the Property shall be by General Warranty Deed, free and clear of all liens, encumbrances, and assessments, excepting easements and restrictions of record acceptable to the Village; and

WHEREAS, Council finds that the immediate acquisition of said Property for public park and nature center purposes constitutes a public purpose and that this matter is of urgent necessity requiring immediate action, thereby warranting the declaration of an emergency.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF SHERWOOD, OHIO, THAT:

Section 1. Findings Adopted. The foregoing recitals are hereby adopted as findings of fact and incorporated into this Resolution as if fully restated herein.

Section 2. Authorization of Purchase Agreement. The Real Estate Purchase Agreement dated November 21, 2025, between the Village and Daniel R. Stevenson and Patricia A. Stevenson, for the acquisition of Parcel Nos. C18-0003-0-193-00, C18-0003-0-020-00, and C18-0003-0-020-01, located in Defiance County, Ohio, at a total cash purchase price of \$195,000.00, is hereby authorized, approved, and ratified in all respects.

Section 3. Ratification of Initial Payment. The initial payment of \$20,000.00 previously remitted by the Village upon execution of the Purchase Agreement on November 21, 2025, is hereby ratified and confirmed.

Section 4. Extension of Closing Date. The closing date under the Purchase Agreement is hereby extended to April 23, 2026. The Mayor, David M. Weaner, is authorized to execute any amendment, addendum, or written extension agreement necessary to memorialize this extension and is authorized to further extend the closing date as he deems necessary and appropriate to accomplish the closing, without further action of Council.

Section 5. Authorization of Mayor to Execute Closing Documents. Mayor David M. Weaner is hereby authorized and directed, on behalf of the Village of Sherwood, Ohio, to execute the

Purchase Agreement, any extension thereto, the deed and all closing documents, settlement statements, affidavits, transfer declarations, and any and all other instruments and agreements necessary or appropriate to complete the acquisition of the Property and consummate the closing, in such form as may be approved by the Village Solicitor.

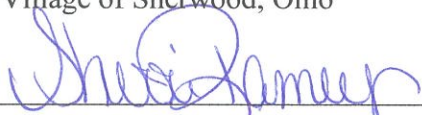
Section 6. In-Kind Donation. The Village shall provide the Sellers with appropriate documentation acknowledging the in-kind donation represented by the difference between the cash consideration and the appraised value of the Property, for tax and recognition purposes, in accordance with the Purchase Agreement.

Section 7. Emergency Declaration. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the inhabitants of the Village of Sherwood, Ohio, in that immediate authorization is required to allow the timely closing of the acquisition of real property for public park and nature center purposes. Therefore, this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor, or upon the expiration of the time within which the Mayor may disapprove the same, or upon the override of any disapproval, all as provided by law.

PASSED by the Council of the Village of Sherwood, Ohio, this 22 day of April, 2026, by a vote of 6 ayes, 0 nays, and 0 abstentions.



David M. Weaner, Mayor
Village of Sherwood, Ohio



Sherri Ramey, Village Administrator / Clerk
Village of Sherwood, Ohio

CERTIFICATION

I, Sherri Ramey, Village Administrator and Clerk of the Village of Sherwood, Ohio, hereby certify that the foregoing is a true and correct copy of Resolution No. 26-04-03 duly adopted by the Council of the Village of Sherwood, Ohio, at its regular meeting held on April 22, 2026, and that said Resolution is in full force and effect.



Sherri Ramey, Village Administrator / Clerk

Date: 4/22/2026