

#7

IN RE: YOUNG ROAD MULTI-PURPOSE MUNICIPAL IMPROVEMENT DISTRICT  
NO. 33 OF NORTH LITTLE ROCK, ARKANSAS

**PETITION FOR FINDING VACANCY OF COMMISSIONER  
AND APPOINTMENT OF SUCCESSOR COMMISSIONER OF  
MUNICIPAL IMPROVEMENT DISTRICT  
TO FILL VACANCY**

TO THE CITY COUNCIL  
FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

Whereas, the Young Road Multi-Purpose Municipal Improvement District No. 33 of North Little Rock, Arkansas (the "District") was organized by the City of North Little Rock as a municipal improvement district under the authority of Chapter 88 of Title 14, Subtitle 11 of the Arkansas Code of 1987 Annotated pursuant to City of North Little Rock Ordinance Number 8540, entered June 24, 2013 (the "Enabling Ordinance"); and

Whereas, one of the Commissioners, Mike Zweifler, has resigned as a Commissioner of the District effective January 12, 2021 and is no longer a property owner in the District, and the District currently has a vacancy on the Board of Commissioners as described in Arkansas Code of 1987 Annotated Section 14-88-303, as provided in the corroborative certificate of an abstractor attached hereto; and

Now, Therefore, the undersigned ("Petitioners"), being ten percent (10%) or more of the property owners of the District, do hereby petition the City Council for the City of North Little Rock, Arkansas ("Board"), under Arkansas Code of 1987 Annotated Section 14-88-304(b)(1), to

FILED 10:15 A.M. \_\_\_\_\_ P.M.  
BY Bob Harden  
DATE 4-6-21  
Diane Whitbey, City Clerk and Collector  
North Little Rock, Arkansas  
RECEIVED by \_\_\_\_\_

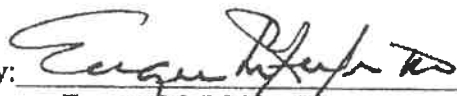
appoint a successor commissioner of the District to replace the commissioner who has resigned as commissioner of the District.

The Petitioners petition the Board to name as successor commissioner of the District, Brett DeCoursey, who is an individual of integrity and good business ability. Brett DeCoursey is a property owner in the District or has a beneficial interest in an entity which holds legal title to lands in the District.

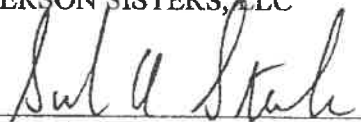
The Petitioners have executed this Petition effective March \_\_, 2021.

PETITIONERS:

Pfeifer Family Limited Partnership #1

By:   
Eugene M. Pfeifer, III, General Partner

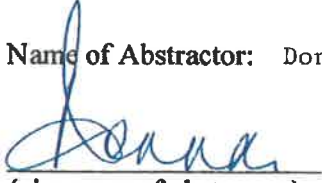
PATTERSON SISTERS, LLC

By:   
Sarah A. Steele, President

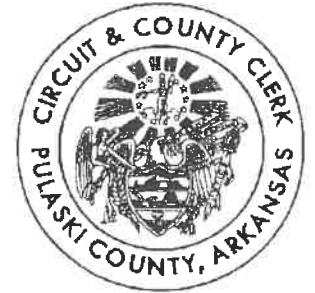
**CORROBORATIVE CERTIFICATE OF AN ABTRACTOR**

On this 5th day of April, 2021, the undersigned abstractor, doing business in Pulaski County, Arkansas, hereby certifies that Mike Zweifler is no longer a property owner in the District, having conveyed same to DECO Property Holdings, LLC pursuant to that Trustee's Deed dated July 31<sup>st</sup>, 2020 and recorded with the Pulaski County Real Estate Records as Instrument No. 2020049882.

Name of Abstractor: Donna Davis, #194-A

  
{signature of abstractor}

2020049882  
PULASKI CO. AR FEE \$25.00  
PRESENTED  
8/6/2020 12:23:11 PM  
RECORDED  
08/05/2020 01:27:12 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: DEBORAH ABRAMOVITZ  
DEPUTY RECORDER



3420 Old Cantrell Road  
Little Rock, AR 72202  
Phone: (501) 664-1300  
Fax: (501) 664-4672

105 Country Club Parkway, Suite 102  
Maumelle, AR 72113  
Phone: (501) 851-6680  
Fax: (501) 851-6760

1012 Autumn Road, Ste 4  
Little Rock, AR 72211  
Phone: (501) 221-9449  
Fax: (501) 228-7708

**TRUSTEES' DEED**

Zweifler

Michael D. ~~Zweifler~~, Trustee of the Michael D. Zweifler Amended and Restated Revocable Trust, created March 7, 1996, and amended and restated on July 23, 2008, and on April 18, 2017, (Grantor), for and in consideration of \$10.00 and other valuable consideration in hand paid by DECO Property Holdings, L.L.C., (Grantee), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee and unto Grantee's successors and assigns forever lands in Pulaski County, Arkansas, described as follows:

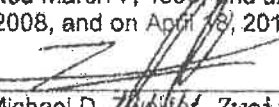
Lot 2, Patterson Subdivision in the City of North Little Rock, Pulaski County, Arkansas and being shown on plat recorded as Plat No. C-646, records of Pulaski County, Arkansas.

To have and to hold the said lands unto Grantee and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

Grantor hereby covenants with Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever.

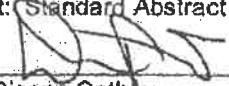
EXECUTED THIS 31ST DAY OF JULY, 2020.

Michael D. Zweifler Amended and Restated Revocable Trust,  
created March 7, 1996, and amended and restated on July  
23, 2008, and on April 18, 2017

BY:   
Michael D. ~~Zweifler~~ Zweifler  
Trustee

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid)

Grantee: DECO Property Holdings, L.L.C.  
Grantee's Address: 7525 Young Road, North Little Rock,  
AR 72118  
File No.: M-20-61345

Agent: Standard Abstract & Title Company, Inc.  
By:   
Dianne Cathey

The form of this instrument was approved by G. Robert Hardin, Attorney, 500 N. Main Street, North Little Rock, AR 72114, and information in the blanks was completed by Standard Abstract & Title Company, Inc..

**Acknowledgment**

STATE OF ARKANSAS

COUNTY OF PULASKI

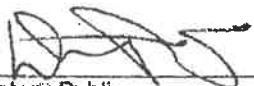
Zweifler

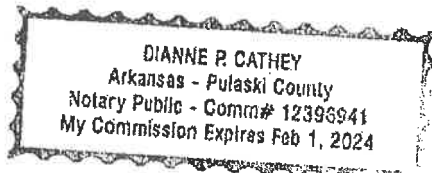
On July 31, 2020, before me, a Notary Public, personally appeared, Michael ~~Zweifler~~ who stated that he is the Trustee of the Michael D. Zweifler Amended and Restated Revocable Trust, created March 7, 1996, and amended and restated on July 23, 2008, and on April 18, 2017 and is duly authorized in his capacity to execute the forgoing instrument for and in the name of and behalf of said trust, and further stated and acknowledged that he had executed same for the consideration, uses and purposes therein mentioned and set forth.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)

My Commission Expires:

  
Notary Public





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: M-20-61345

Grantee:  
Mailing Address: DECO PROPERTY HOLDINGS, L.L.C.  
7525 YOUNG ROAD STE A  
NORTH LITTLE ROCK AR 721180000

Grantor:  
Mailing Address: MICHAEL D. ZWEIFLER AMENDED AND RESTATED REVOCABLE  
TRUST  
8 TEN TEE CIRCLE  
MAUMELLE AR 721130000

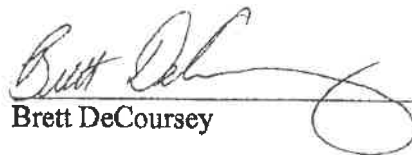
Property Purchase Price: \$750,000.00  
Tax Amount: \$2,475.00  
County: PULASKI  
Date Issued: 08/03/2020  
Stamp ID: 1387825152

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): DECO PROPERTY HOLDINGS L.L.C.  
Grantee or Agent Name (signature): [Signature] Date: 8-3-20  
Address: 7525 Young Rd. # A  
City/State/Zip: NLR, AR 72118

**OATH OF COMMISSIONER  
FOR  
YOUNG ROAD MULTI-PURPOSE MUNICIPAL IMPROVEMENT DISTRICT NO. 33  
OF NORTH LITTLE ROCK, ARKANSAS**

I, Brett DeCoursey, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Arkansas; and that I will faithfully discharge the duties of the Office of Commissioner for **Young Road Multi-Purpose Municipal Improvement District No. 33 of North Little Rock, Arkansas** (the ADistrict@), upon which I am now about to enter, and I will not be interested in either directly or indirectly, in any contract made by the Board.

  
Brett DeCoursey

STATE OF ARKANSAS  
COUNTY OF PULASKI

SUBSCRIBED AND SWORN before me on this 30<sup>th</sup> day of March, 2021.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

June 4 2029

