

RESOLUTION NUMBER 7744

WHEREAS, Nicholas Bell and Hannah Bell, husband and wife, David F. Bell and Amy R. Bell, husband and wife, and A & N Dog Boarding, LLC, a Nebraska limited liability company, jointly and severally liable (jointly referred to as "Borrowers") previously applied to the City of Beatrice, Nebraska ("City") for an LB840 Economic Development Loan ("LB840 Loan") in the amount of Ninety-Eight Thousand Fifty-Six Dollars (\$98,056.00) for direct financial assistance for working capital for a dog kenneling/dog boarding service center at 1840 East Court Street, Beatrice, Nebraska; and

WHEREAS, on or about June 20, 2022, the City executed a Loan Agreement, Promissory Note, two (2) Personal Guaranties, and two (2) Deeds of Trust, with the Borrowers for an LB840 Loan in the amount of Ninety-Eight Thousand Fifty-Six Dollars (\$98,056.00) for direct financial assistance for working capital for a dog kenneling/dog boarding service center at 1840 East Court Street, Beatrice, Nebraska (collectively, the "Loan"); and

WHEREAS, to secure the Loans, the Borrowers executed a Promissory Note, dated June 20, 2022, two (2) Personal Guaranties, both dated June 15, 2022, and two (2) Deeds of Trust, both dated June 15, 2022, and recorded in the Gage County Register of Deeds Office on July 6, 2022, and recorded as Instrument Nos. 2022-2196 and 2022-2197; and

WHEREAS, on or about March 4, 2024, the City executed a Partial Reconveyance on the following property, releasing it as security for the Loan:

Parcel 2: Lots Nine (9) and Ten (10), Block Two (2), Green's Third Subdivision, an addition to Beatrice, Gage County, Nebraska; and

WHEREAS, the Borrowers have satisfied all the terms of the Loans; and

WHEREAS, the Mayor and City Council for the City of Beatrice desire to authorize the

Mayor, City Administrator, and City Clerk to execute any and all releases, any and all requests for reconveyances, deeds of reconveyance, and any and all other documents necessary to release and discharge Nicholas Bell and Hannah Bell, husband and wife, David F. Bell and Amy R. Bell, husband and wife, and A & N Dog Boarding, LLC, along with their heirs, executors, administrators, successors and assigns from any and all actions, debts, claims and demands whatsoever the City every had or may have regarding said Loans to Nicholas Bell and Hannah Bell, David F. Bell and Amy R. Bell, and A & N Dog Boarding, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. That the Loan Agreement dated June 20, 2022, is designated as terminated and satisfied.

SECTION 2. That the corresponding Promissory Note dated June 20, 2022, is hereby terminated and satisfied.

SECTION 3. That the corresponding Personal Guaranties dated June 15, 2022, are hereby terminated and satisfied.

SECTION 5. That the Deeds of Trust for said Loan Agreement, dated June 15, 2022, and recorded in the Gage County Register of Deeds Office on July 6, 2022, and recorded as Instrument Nos. 2022-2196 and 2022-2197, are hereby terminated and satisfied.

SECTION 6. That all securities, guarantees, or obligations of Nicholas Bell and Hannah Bell, David F. Bell and Amy R. Bell, and A & N Dog Boarding, LLC regarding the Loan Agreement are hereby terminated and satisfied.

SECTION 7. That the Mayor, City Administrator, and City Clerk are hereby authorized to sign and execute any and all other documents necessary to release and discharge Nicholas Bell and Hannah Bell, husband and wife, David F. Bell and Amy R. Bell, husband and wife, and A & N Dog Boarding, LLC, a Nebraska limited liability company, along with their heirs, executors, administrators, successors and assigns from any and all actions, debts, claims and demands whatsoever, the City ever had or may have regarding the Loan.

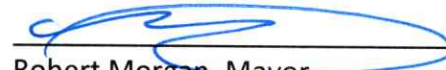
SECTION 8. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 16th day of March, 2026.

Attest:



Amanda Kuhlman, Deputy City Clerk



Robert Morgan, Mayor

GENERAL RELEASE

City of Beatrice, Nebraska, a Municipal corporation, 400 Ella Street, Beatrice, Nebraska, 68310, as RELEASOR, in consideration of the satisfactory completion and compliance with the conditions and covenants of the LB840 Loan Agreement, dated June 20, 2022, entered into by the RELEASOR and Nicholas Bell and Hannah Bell, husband and wife, David F. Bell and Amy R. Bell, husband and wife, and A & N Dog Boarding, LLC, a Nebraska limited liability company, jointly and severally liable, collectively, RELEASEE, the completion of which is hereby acknowledged, agrees to release and discharge the RELEASEE, RELEASEE's heirs, executors, administrators, successors and assigns from any and all actions, causes of action, suits, charges and obligations, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims and demands whatsoever, in law, admiralty or equity, which against the RELEASEE, the RELEASOR, RELEASOR's heirs, executors, administrators, successors and assigns ever had, now have or hereafter can, shall or may have for, upon or by reason of any matter, cause or thing whatsoever from the beginning of time to the date of this RELEASE, and regarding:


- Loan Agreement dated June 20, 2022;
- Promissory Note dated June 20, 2022;
- Personal Guaranty dated June 15, 2022 (executed by Nicholas Bell and Hannah Bell);
- Personal Guaranty dated June 15, 2022 (executed by David F. Bell and Amy R. Bell);
- Deed of Trust dated June 15, 2022, recorded on July 6, 2022 as Instrument No. 2022-2196 ; and
- Deed of Trust dated June 15, 2022, recorded on July 6, 2022 as Instrument No. 2022-2197 ; and


Wherever the sense of this RELEASE requires, a singular number shall be construed to be plural and vice versa, and words of the masculine gender shall be construed to be feminine and vice versa.

This RELEASE may only be changed in writing signed by both RELEASOR and RELEASEE.

IN WITNESS WHEREOF, the RELEASOR has executed this RELEASE on the 16th day of March, 2026.

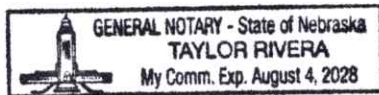
Attest:


Amanda Kuhlman, Deputy City Clerk

City of Beatrice, RELEASOR

Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this 16th day of March, 2026, by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.




Notary Public