

RESOLUTION NUMBER 7714

WHEREAS, on or about August 19, 2024, the City of Beatrice, Nebraska (“City”) executed a Contract for Sale of Real Estate, Promissory Note, and Deed of Trust between the City and MEI Homes, LLC, a Nebraska limited liability company for the following parcel of real estate

The South 50 feet of the West 10 feet of Lot Eight (8), and the South 50 feet of Lots Nine (9) through Twelve (12), inclusive, Block Twenty-Eight (28), A.J. Cropsy’s Addition, Beatrice, Gage County, Nebraska, commonly known as 430 North 5th Street (the “Property”); and

WHEREAS, on or about August 18, 2025, the City executed the First Amendment to the Contract for Sale of Real Estate Agreement in order to extend the date by which MEI Homes, LLC must acquire a Certificate of Occupancy for the Property from August 1, 2025 to January 1, 2026; and

WHEREAS, MEI Homes, LLC has acquired the Certificate of Occupancy for the Property; and

WHEREAS, the Mayor and City Council for the City of Beatrice desire to authorize the Mayor, City Attorney, 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 MEI Homes, LLC, along with its 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 Contract for Sale of Real Estate with MEI Homes, LLC.

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

SECTION 1. That the Contract for Sale of Real Estate dated August 19, 2024, and amended on August 18, 2025, is designated as terminated and satisfied.

SECTION 2. That the corresponding Promissory Note dated August 19, 2024, is hereby terminated and satisfied.

SECTION 3. That the Deed of Trust for said Contract for Sale of Real Estate, dated August 19, 2024, and recorded in the Gage County Register of Deeds Office on September 26, 2024, and recorded as Instrument No. 2024-2477, is hereby terminated and satisfied.

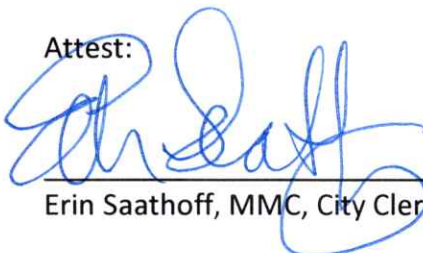
SECTION 4. That all securities, guarantees, or obligations of MEI Homes, LLC regarding the Contract for Sale of Real Estate dated August 19, 2024, as amended on August 18, 2025, are hereby terminated and satisfied.

SECTION 5. That the Mayor, City Attorney, and City Clerk are hereby authorized to sign and execute any and all other documents necessary to release and discharge MEI Homes, LLC, 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 said Contract for Sale of Real Estate.

SECTION 6. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 19th day of January, 2026.

Attest:


Erin Saathoff, MMC, 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 Contract for Sale of Real Estate, dated August 19, 2024, as amended on August 18, 2025, entered into by the RELEASOR and MEI Homes, LLC, a Nebraska limited liability company, 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:

Contract for Sale of Real Estate dated August 19, 2024, as amended on August 18, 2025;
Promissory Note dated August 19, 2024;
Deed of Trust dated August 19, 2024, recorded on September 26, 2024 as Instrument No. 2024-2477

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 19th day of January, 2026.

Attest:

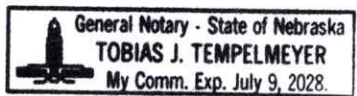

Erin Saathoff, MMC, City Clerk


City of Beatrice, RELEASOR


Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this 19th day of January, 2026 by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.




Notary Public

Space Above Reserved for Recording Information

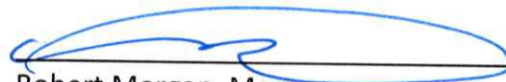
Return to:
Taylor Rivera
City of Beatrice
400 Ella Street
Beatrice, NE 68310

REQUEST FOR RECONVEYANCE

The undersigned Beneficiaries request the Trustee to reconvey the real estate described as follows:

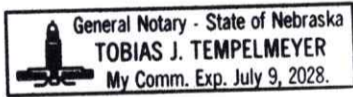
The South 50 feet of the West 10 feet of Lot Eight (8) and the South 50 feet of Lots Nine (9) through Twelve (12) inclusive, Block Twenty-Eight (28), A.J. Cropsey's Addition, Beatrice, Gage County, Nebraska,

to the person or persons entitled thereto.


Robert Morgan, Mayor
City of Beatrice, Nebraska, Beneficiary

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this 19th day of January, 2026 by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.




Notary Public


DEED OF RECONVEYANCE

The Trustor of the indebtedness secured by the Deed of Trust executed by, MEI Homes, LLC, a Nebraska limited liability company, as Trustor, to Taylor Rivera, an Attorney and Member in good standing with the Nebraska State Bar Association, as Trustee, for the benefit of City of Beatrice, Nebraska, a Municipal corporation, as Beneficiary, dated August 19, 2024, recorded in the office of the Gage County Register of Deeds on September 26, 2024, recorded as Instrument No. 2024-2477, has been satisfied in full, and the Beneficiary has requested in writing that this Deed of Reconveyance be executed and delivered as confirmed by its endorsement above.

In accordance with the request of the Beneficiary, the Trustee reconveys to the person or persons entitled thereto all the right, title, interest and claim acquired by the Trustee pursuant to the Deeds of Trust in the following:

The South 50 feet of the West 10 feet of Lot Eight (8) and the South 50 feet of Lots Nine (9) through Twelve (12) inclusive, Block Twenty-Eight (28), A.J. Cropsey's Addition, Beatrice, Gage County, Nebraska,

DATED: January 19, 2026.


Taylor Rivera, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on the 19 day of January, 2026, by Taylor Rivera, Trustee.


Notary Public

