

RESOLUTION NUMBER 7721

WHEREAS, in August of 2021, the City demolished a house located on real property owned by Marjorie A. Itzen, a single person, commonly referred to as 501 South 7th Street, and legally described as:

All the North 37 feet of the East 72 feet of Lot 127 in South Beatrice, an Addition to the City of Beatrice, as surveyed, platted and recorded, together with the South One Foot of that part of Ames Street vacated adjoining thereto on the North, in Beatrice, Gage County, Nebraska (the "Property"); and

WHEREAS, as a result of said demolition, Marjorie A. Itzen owed Ten Thousand Three Hundred Twenty-Five Dollars (\$10,325.00); and

WHEREAS, in settlement of the above-described debt, Marjorie A. Itzen agreed to donate the Property to the City, which had an assessed value of One Thousand Nine Hundred Fifteen Dollars (\$1,915.00), and to pay the remaining balance of Eight Thousand Four Hundred Ten Dollars (\$8,410.00) in monthly installments; and

WHEREAS, on or about November 1, 2021, the City entered into a Contract for Donation of Real Estate, Promissory Note, and Deed of Trust with Marjorie A. Itzen to secure the payment of said debt; and

WHEREAS, said debt has been paid in full; 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 Marjorie A. Itzen, along with her 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 Donation of Real Estate with Marjorie A. Itzen.

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

SECTION 1. That the Contract for Donation of Real Estate dated November 1, 2021 is designated as terminated and satisfied.

SECTION 2. That the corresponding Promissory Note dated November 29, 2021, is hereby terminated and satisfied.

SECTION 3. That the Deed of Trust for said Contract for Donation of Real Estate, dated November 29, 2021, and recorded in the Gage County Register of Deeds Office on November 29, 2021, and recorded as Instrument No. 2021-4219, is hereby terminated and satisfied.

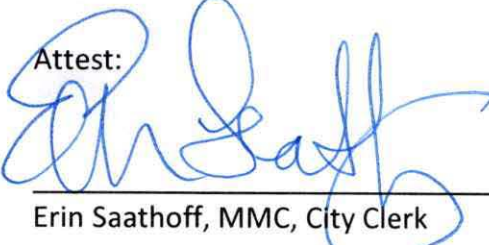
SECTION 4. That all securities, guarantees, or obligations of Marjorie A. Itzen regarding the Contract for Donation of Real Estate dated November 1, 2021 are hereby terminated and satisfied.

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 Marjorie A. Itzen, along with her 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 Donation of Real Estate.

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

RESOLUTION PASSED AND ADOPTED this 2nd day of February, 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 Donation of Real Estate, dated November 1, 2021, entered into by the RELEASOR and Marjorie A. Itzen, a single person, 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 Donation of Real Estate dated November 1, 2021;
Promissory Note dated November 29, 2021;
Deed of Trust dated November 29, 2021, recorded on November 29, 2021 as Instrument No. 2021-4219

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 2nd day of February, 2026.

Attest:

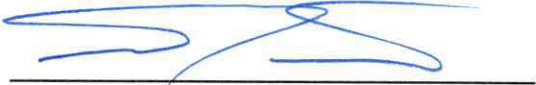

Erin Saathoff, MMC, City Clerk

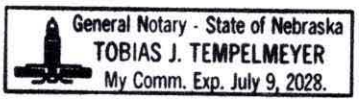
City of Beatrice, RELEASOR


Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this 2nd day of February, 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

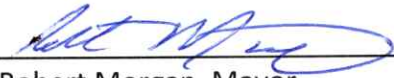
Return to:
Taylor Rivera
City of Beatrice
400 Ella Street
Beatrice, NE 68310

REQUEST FOR RECONVEYANCE

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

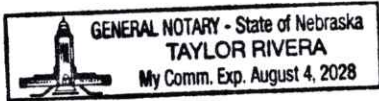
Lot One (1), Block Fourteen (14), Second Addition to South Beatrice, Gage County, Nebraska,

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 2nd day of February, 2026 by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.




Notary Public, Taylor Rivera

DEED OF RECONVEYANCE

The Trustor of the indebtedness secured by the Deed of Trust executed by, Marjorie A. Itzen, a single person, 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 November 29, 2021, recorded in the office of the Gage County Register of Deeds on November 29, 2021, recorded as Instrument No. 2021-4219, 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:

Lot One (1), Block Fourteen (14), Second Addition to South Beatrice, Gage County, Nebraska

DATED: February 2, 2026.


Taylor Rivera, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on the 2nd day of February, 2026, by Taylor Rivera, Trustee.



Notary Public, Tobias J. Tempelmeyer

