

QUITCLAIM DEED

Lancaster County, a political subdivision of the State of Nebraska, herein called the Grantor whether one or more, in consideration of Three Million One Hundred Eighty-Five Thousand and 00/100 Dollars (\$3,185,000.00) and other valuable consideration, does quitclaim unto Bryan Health, 1600 South 48th Street, Lincoln, Nebraska 68506, herein called the Grantee whether one or more, the following legally described real estate in the City of Lincoln, Lancaster County, Nebraska, more particularly described as:

Lots 8, 9, 18, and 19; Lot 10 except the South 21.5 feet of the West 63.42 feet; Lot 17 except the South 21.5 feet; the East 65.38 feet of Lots 11, 12, and 13; and the vacated north-south alley lying between the north line of Lots 8 and 19 and a point located 28.5 feet south of the north line of Lots 10 and 17, all in Davis Subdivision of Lot 3 in the Southwest Quarter of Section 36, Township 10 North, Range 6 East, of the 6th Principal Meridian, Lincoln, Lancaster County, Nebraska; and

That part of the Northeast Quarter of Lot 6, State Subdivision of the Southwest Quarter of Section 36, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and more particularly described as follows:

Commencing at the northeast corner of said Northeast Quarter of Lot 6, State Subdivision of the Southwest Quarter of Section 36, said point being the centerline of platted 17th Street and Sewell Street; thence on an assumed bearing of south 89 degrees 59 minutes 15 seconds west, and with the north line of said Northeast Quarter of Lot 6, State Subdivision 30.00 feet to a point of the west right-of-way line of 17th Street, said point also being the POINT OF BEGINNING; thence south 00 degrees 20 minutes 19 seconds west, 30.00 feet west of as measured perpendicular to and parallel with the east line of said Northeast Quarter of Lot 6, State Subdivision and with the west right-of-way line of 17th Street 265.77 feet; thence north 88 degrees 57 minutes 31 seconds west, 98.21 feet; thence north 00 degrees 19 minutes 56 seconds east, 200.38 feet; thence north 31 degrees 06 minutes 08 seconds east, 64.23 feet; thence north 00 degrees 21 minutes 52 seconds east, 8.60 feet to a point on the north line of said Northeast Quarter of Lot 6, State Subdivision, said point also being on the south line of Lot 13, Davis's Subdivision of Lot 3 in the Southwest Quarter of said Section 36; thence north 89 degrees 59 minutes 15 seconds east, with said north line of the Northeast Quarter of Lot 6, State Subdivision and with said south line of Lot 13, Davis's Subdivision 65.38 feet to the POINT OF BEGINNING (the "Property");

Grantor does hereby grant, bargain, and release, and sell all of Grantor's rights, title, and interest in and to the above described Property, if any, to Grantee, and Grantee's heirs and assigns, forever.

Executed by Lancaster County this ____ day of _____, 20 ____

LANCASTER COUNTY BOARD OF COMMISSIONERS

APPROVED AS TO FORM

This ____ day of _____, 20 ____

Deputy County Attorney

State of _____ County of _____

Before me, a notary public qualified for said county, personally came _____

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this ____ day of _____, 20 ____

Notary Public

My Commission Expires

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

RESOLUTION ACCEPTING THE BID FOR)
PROPERTY GENERALLY LOCATED AT 2201)
SOUTH 17th STREET, LEGALLY DESCRIBED)
HEREIN, AND LOCATED IN THE CITY OF) RESOLUTION NO. _____
LINCOLN, LANCASTER COUNTY,)
NEBRASKA)

WHEREAS, pursuant to Neb. Rev. Stat. § 23-107.01, as amended, the Lancaster County Board of County Commissioners (“Board”) has the power to sell Lancaster County (“County”) property which no longer serves a county purpose;

WHEREAS, the County owns property generally located at 2201 South 17th Street, Lincoln, Lancaster County, Nebraska, legally described as:

Lots 8, 9, 18, and 19; Lot 10 except the South 21.5 feet of the West 63.42 feet; Lot 17 except the South 21.5 feet; the East 65.38 feet of Lots 11, 12, and 13; and the vacated north-south alley lying between the north line of Lots 8 and 19 and a point located 28.5 feet south of the north line of Lots 10 and 17, all in Davis Subdivision of Lot 3 in the Southwest Quarter of Section 36, Township 10 North, Range 6 East, of the 6th Principal Meridian, Lincoln, Lancaster County, Nebraska; and

That part of the Northeast Quarter of Lot 6, State Subdivision of the Southwest Quarter of Section 36, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and more particularly described as follows:

Commencing at the northeast corner of said Northeast Quarter of Lot 6, State Subdivision of the Southwest Quarter of Section 36, said point being the centerline of platted 17th Street and Sewell Street; thence on an assumed bearing of south 89 degrees 59 minutes 15 seconds west, and with the north line of said Northeast Quarter of Lot 6, State Subdivision 30.00 feet to a point of the west right-of-way line of 17th Street, said point also being the POINT OF BEGINNING; thence south 00 degrees 20 minutes 19 seconds west, 30.00 feet west of as measured perpendicular to and parallel with the east line of said Northeast Quarter of Lot 6, State Subdivision and with the west right-of-way line of 17th Street 265.77 feet; thence north 88 degrees 57 minutes 31 seconds west, 98.21 feet; thence north 00 degrees 19 minutes 56 seconds east, 200.38 feet; thence north 31 degrees 06 minutes 08 seconds east, 64.23 feet; thence north 00 degrees 21 minutes 52 seconds east, 8.60 feet to a point on the north line of said Northeast Quarter of Lot 6, State Subdivision, said point also being on the south line of Lot 13, Davis’s Subdivision of Lot 3 in the Southwest Quarter of said Section 36; thence north 89 degrees 59 minutes 15

seconds east, with said north line of the Northeast Quarter of Lot 6, State Subdivision and with said south line of Lot 13, Davis's Subdivision 65.38 feet to the POINT OF BEGINNING (the "Property");

WHEREAS, on July 12, 2016, pursuant to Neb. Rev. Stat. § 23-107.01, the County conducted a public hearing wherein interested parties were given the opportunity to speak for or against the sale;

WHEREAS, following public hearing, the Board on July 12, 2016, set the fair market value of the Property, and declared that the Property no longer served a County purpose;

WHEREAS, pursuant to Neb. Rev. Stat. § 23-107.01 the County conducted a public sale on Thursday, September 8, 2016, at 2 P.M.;

WHEREAS, Bryan Health submitted a bid of \$3,185,000.00 at the public sale;

WHEREAS, no other bids were submitted;

WHEREAS, the County wishes to accept Bryan Health's bid for the Property;

WHEREAS, the County wishes to authorize the Chair of the Board to execute the closing documents to complete the sale of the Property, which documents are contained in Attachment A, which Attachment is attached hereto and incorporated herein by this reference;

WHEREAS, the County wishes to authorize Chief Administrative Officer Kerry Eagan to execute on behalf of the Board any further closing documents that are necessary to complete the sale of the Property;

NOW, THEREFORE, BE IT RESOLVED, by the Lancaster County Board of Commissioners, that:

1. The Board hereby accepts Bryan Health's bid in the amount of \$3,185,000.00 for the Property generally located at 2201 South 17th Street, Lincoln, Lancaster

County, Nebraska, legally described above, which Property no longer serves a County purpose;

- 2. The Chair of the Board is hereby authorized to execute on behalf of the County the closing documents contained in Attachment A; and
- 3. Chief Administrative Officer Kerry Eagan is hereby authorized on behalf of the Board to execute any further closing documents that are necessary to complete the sale of the Property.

DATED this _____ day of April, 2017, at the City County Building, Lincoln, Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF
LANCASTER COUNTY, NEBRASKA

APPROVED AS TO FORM
this ____ day of
April, 2017.

Deputy County Attorney

for JOE KELLY
Lancaster County Attorney

