

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

11/002474

RESOLUTION APPROVING TRANSFER OF TITLE ON TWO PROPERTIES TO ENHSA

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2007), the County has the power to do all acts in relation to the concerns of the county necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, on June 2, 2000 and November 30, 2000, two lease-purchase agreements for residential properties were entered into by Eastern Nebraska Human Services Agency (ENHSA) and Sarpy County. Per the terms of these agreements, title to the properties is held by Sarpy County until all payments are made in full by ENHSA at which time the County is required to transfer title to ENHSA; and,

WHEREAS, in 2011, the County received written notice that ENHSA has fulfilled all payment obligations and both properties are paid for in full; and,

WHEREAS, transferring title to ENHSA on both properties is in the best interests of the citizens of Sarpy County.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that the deeds for Lot 42 Birchcrest, Bellevue, Sarpy County, Nebraska and Lot 124 Glenmorrie Addition, Bellevue, Sarpy County, Nebraska, copies of which are attached hereto, are hereby approved.

BE IT FURTHER RESOLVED that the Chairman of this Board, together with the County Clerk, is hereby authorized to sign on behalf of this Board both deeds, copies of which are attached, and any other related documents, the same being approved by the Board.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 13th day of December, 2011.

Tom Richard
Sarpy County Board Chairman

Attest:
SEAL 

Debra J. Houghtaling
County Clerk

COUNTER a C.E. a
 VERIFY a D.E. P
 PROOF _____
 FEES \$ 10.50
 CHECK# _____
 CHG _____ CASH 10.50
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER NEBRASKA DOCUMENTARY
 STAMP TAX

2012-35057

11/08/2012 10:14:14 AM

\$ EX 2

Wayne J. Dowling

By: jsatterfie

REGISTER OF DEEDS



DEED

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That this SPECIAL WARRANTY DEED is made and entered into this 13th day of December, 2011, by the COUNTY OF SARPY, OF THE STATE OF NEBRASKA, a body politic and corporate, also created and existing under and by virtue of the laws of the State of Nebraska, hereinafter GRANTOR.

That for One Dollar (\$1.00) and other good and valuable consideration, the sufficiency and adequacy of which is hereby acknowledged, GRANTOR, by and through the undersigned Chairman of the Board of Commissioners of Sarpy County Nebraska, does hereby grant, bargain, sell, and convey to Eastern Nebraska Human Services Agency, GRANTEE(S) herein, all of Grantor's right, title, and interest, in and to all of the following described real property, to wit:

Lot 42 Birchcrest, Bellevue, Sarpy County, Nebraska.

to have and to hold the described property together with all tenements, hereditaments, and appurtenances belonging to such property, to Grantees and to Grantees' heirs and assigns forever. This deed is made subject to any easements, restrictions and covenants of record as of the date of this document, as well as the provisions of Nebr Rev Stat Sec 77-1936 (Reissue 2009).

Grantor specially covenants with Grantee that said premises are free and clear of all liens and encumbrances and does hereby covenant to specially warrant and defend said premises against the lawful claims and demands of all persons claiming by through, or under it, and against no other claims or demand.

IN WITNESS WHEREOF, Grantor has caused this deed to be subscribed by its Chairman on this 13th day of December, 2011.

Tom Richards

Chairman, Sarpy County Board of Commissioners

STATE OF NEBRASKA)

) ss.

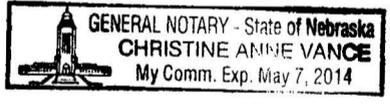
COUNTY OF SARPY)

On this the 13th day of December, 2011, before me, a Notary Public within and for said county, personally appeared Tom Richards, personally known by me to be Chairman of the Sarpy County Board of Commissioners, who executed the foregoing Warranty Deed, an instrument of conveyance, and acknowledged the same to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, at the City of Papillion, County of Sarpy, State of Nebraska.

Christine Anne Vance

(Seal)
 Notary Public



Return to County Clerk's office



Office of the County Attorney

Hall of Justice • 1210 Golden Gate Drive • Suite 3147
Papillion, NE 68046-2889
(402) 593-2230 • FAX: (402) 593-4359

L. Kenneth Polikov
Sarpy County Attorney

MEMO

To: Sarpy County Board

From: Kerry Schmid, Deputy County Attorney

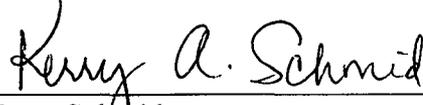
Re: ENHSA House

In 2000, this Board approved two lease-purchase agreements with Eastern Nebraska Human Services Agency (ENHSA) for the purchase of two properties in Sarpy County to be used as group homes. Per the terms of the agreements, Sarpy County acquired title to the properties but ENHSA was responsible for making all mortgage payments. Furthermore, the agreements require the County to transfer title to ENHSA once the properties are paid for in full.

In 2011, we received notice that ENHSA has made all necessary payments on both properties. Thus, before you today are two deeds transferring title on the two properties to ENHSA.

If you have any questions about the agreements, the deeds or the properties, please do not hesitate to let me know.

December 10, 2011



Kerry Schmid

Debby Peoples

From: Bob Brinker [bbrinker@enhsa.us]
Sent: Friday, April 01, 2011 9:58 AM
To: Debby Peoples
Subject: NACO Lease cuisp 80373FFG7
Attachments: Peoples03.pdf; Peoples01.pdf; Peoples02.pdf

Debby:

Attached please find the communication from the banks indicating that the final payments have been made. I was hoping to receive a formal letter from FNCM on the Fairfax property, but ended up with only the email. I have also attached the payment schedule for each property. Please let me know if you need anything else.

Bob Brinker
ENCOR Director
Eastern Nebraska Human Services Agency
900 South 74th Plz, Ste 200
Omaha, NE 68114-4675
(402) 444-3075
FAX: (402) 444-6504
email: bbrinker@enhsa.us

From: Niemeyer, David [<mailto:dniemeyer@fnni.com>]
Sent: Monday, February 28, 2011 2:04 PM
To: Blaine Spady
Cc: Peterson, Jeff
Subject: RE: NACO Lease cuisp 80373FFG7

This bond was paid off on 06/02/2010 with interest of \$9.91 and final paydown of \$2122.50. First National Capital Markets has received final payment for this security that has matured.

David J Niemeyer
FNCM Officer
402-602-3324

This e-mail message, including any attachments, is property of ENHSA. It is for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure, or distribution is strictly prohibited. If you are not the intended recipient, please promptly contact the sender by reply e-mail and destroy all copies of the original message.



1223 Fairfax, Bellevue

March 1, 2011

Mr. Blaine Spady
Smith Hayes Financial
1248 O Street #1000
Lincoln NE 68508

RE: Sarpy County Ne, NACO Lease-Purchase, CUSIP# 80373FFP7

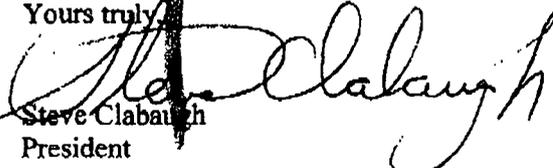
Dear Blaine,

As per our phone conversation on 2/28/2011.

The Commercial Bank of Nelson Nebraska, acknowledges the final payment on the above security and here by releases any and all security interest.

Please feel free to give me a call if you have any further questions.

Yours truly,



Steve Clabough
 President



P.O. BOX 388 • 401 SOUTH MAIN
NELSON, NEBRASKA 68961-0388
PHONE: (402) 225-3381 / FAX: (402) 225-7601
commercialbanknelson@alltel.net



Kerry Schmid

From: Bob Brinker [bbrinker@enhsa.us]
Sent: Monday, December 12, 2011 3:59 PM
To: Kerry Schmid
Subject: FW: propety addresses

Bob Brinker
(402) 444-3075

From: Blaine Spady [mailto:bspady@smithhayes.com]
Sent: Monday, December 12, 2011 11:50 AM
To: Bob Brinker
Subject: Re: propety addresses

Bob- from the original terms of the lease purchases and communications with the lease holders of the properties listed below it is the opinion of Smith Hayes Financial Services that these obligations have been paid in full.

Thank you,

Blaine Spady

Vice President Public Finance
Smith Hayes Financial Services Corporation
1225 L Street, Suite 200
Lincoln, NE 68508
Phone: (402) 476-3000 / (800) 279-7437
Fax: (402) 476-6909
bspady@smithhayes.com

On Dec 12, 2011, at 10:11 AM, "Bob Brinker" <bbrinker@enhsa.us> wrote:

Blaine, the two locations are 4965 Glasgow, Bellevue, Ne. and 1223 Fairfax Bellevue, Ne.

Bob Brinker
ENCOR Director
Eastern Nebraska Human Services Agency
900 South 74th Plz, Ste 200
Omaha, NE 68114-4675
(402) 444-3075
FAX: (402) 444-6504
email: bbrinker@enhsa.us