

RESOLUTION NO. 2023-11

A RESOLUTION TO AUTHORIZE THE SALE OF REAL ESTATE LOCATED AT 507 FIRST STREET FOR \$2,000 TO
TONY BLECHER

**BE IT RESOLVED BY THE CHAIRPERSON AND THE BOARD OF TRUSTEES OF THE VILLAGE OF
CLEARWATER, NEBRASKA, AS FOLLOWS:**

Section 1. The Village of Clearwater, Nebraska, hereby directs the sale of real estate located at
507 First Street in Clearwater and generally described as follows:

The West 1.85 feet of Lot 18 and all of Lot 19, Station Grounds in the Village of Clearwater,
Antelope County, Nebraska

to Tony Blecher for \$2,000.00. Tony Blecher shall pay all surveying fees, documentary stamp taxes, filing
fees, and attorney's fees associated with this transaction, thereby ensuring that the Village shall receive
\$2,000.00, without any deduction whatsoever.


Section 2. The transaction set forth in Section 1 shall be effectuated pursuant to a Quitclaim
Deed attached hereto as "Exhibit 1". Furthermore, the Quitclaim Deed shall reserve onto the Village
easements to access the real estate and continue using the real estate for water drainage purposes.

Section 3. The legal description set forth in Section 1 is approximate. Accordingly, the legal
description in Quitclaim Deed shall be modified if necessary, and, as set forth above, the cost of a survey
shall be the obligation of Tony Blecher.

Section 4. Notice of the proposed sale of property described above and the terms thereof shall
be posted in three prominent places within the Village for a period of not less than seven days prior to
the sale of the property and said notice gave a general description of the property offered for sale and
stated the terms and conditions of the sale. An ordinance confirming the sale set forth herein shall be
considered at the next meeting of the Board of Trustees.

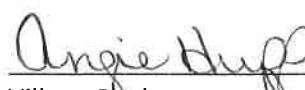
Section 5. All resolutions or parts of resolutions in conflict be and are hereby repealed.

PASSED AND APPROVED this 10 day of July, 2023



Chairperson

ATTEST:



Village Clerk

EXHIBIT A

RESERVED EASEMENTS

WHEREAS, the Village of Clearwater, Nebraska (hereinafter the "Village"), has used the real estate described in the attached deed (hereinafter the "Real Estate") for water drainage and other public purposes; and

WHEREAS, the Village shall continue to use the Real estate for water drainage and other public purposes after the attached deed is recorded.

NOW, THEREFORE, in conformity with the reservation set forth in the attached deed, the Village hereby reserves the following easements:

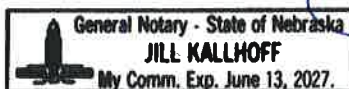
1. Access, Ingress, and Egress. The Village reserves a permanent non-exclusive right of ingress and egress over and upon the Real Estate.
2. Drainage. The Village reserves a permanent non-exclusive easement for the natural drainage of water and for the use of such ditches, pipes, culverts, or other materials and improvements that may be in place from time to time to control the drainage of water. The Village may maintain, replace, or improve any water control improvements or materials on the Real Estate, except the east 30 feet of the Real Estate less the grate to the north, regardless of whether said activities result in the disturbance of the Real Estate and any improvements thereto.
3. No Restriction. The grantee under the attached deed (hereinafter "Grantee") shall not restrict or impede the free flow of water on any portion of the Real Estate, except the east 30 feet of the Real Estate less the grate to the north.
4. No Conflicting Improvements. Grantee shall not make any improvements to the Real Estate that conflict with the easements set forth above.
5. No Damages. In the event that the Village damages the Real Estate or any improvements or property of the Grantee on the Real Estate, except those located on the east 30 feet of the Real Estate less the grate to the north, the Village shall not be liable for the same. Accordingly, Grantee waives, releases, and discharges the Village and the Village's employees, agents, contractors, customers, guests, invitees, and licensees from any and all liability or damages resulting from the exercise of rights reserved herein.
6. Successors. The provisions herein shall be binding upon Grantee and upon Grantee's heirs, executors, administrators, trustees, personal representatives and assigns.

Reviewed and approved by Grantee this 6th day of September, 2023.

Tony Blecher
Tony Blecher

STATE OF NEBRASKA)
) ss.
COUNTY OF ANTELOPE)

The foregoing instrument was acknowledged before me on the 6th day of September, 2023, by Tony Blecher.



Jill Kallhoff
NOTARY PUBLIC

