

CITY OF LINCOLN, NEBRASKA
REAL ESTATE SALES AGREEMENT

This Agreement, made and entered into by and between **JEFFREY K. BARCLAY, a single person**, whose mailing address is 7510 Glynoaks Drive, Lincoln, Nebraska 68516, hereinafter called "*Buyer*", whether one or more, and the **CITY OF LINCOLN, NEBRASKA, a municipal corporation**, hereinafter called "*Seller*".

WITNESSETH:

1. *Seller*, in consideration of **ELEVEN THOUSAND AND NO/100 DOLLARS, (\$11,000.00)**, to be paid upon the date of closing and completion of this sale and *Buyer's* agreement to install the improvements identified in Paragraph 3, hereby agrees to sell and convey, and *Buyer* agrees to purchase the following described real estate, to-wit:

Lot 1, Block 1, Houtz Place, except that part for street described in
Instrument No. 2007-41602, Lincoln, Lancaster County, Nebraska

2. If requested by *Buyer*, *Seller* shall order a title insurance commitment from the company of *Buyer's* choice. *Seller* and *Buyer* shall split the cost of the title insurance policy. *Seller* agrees to furnish *Buyer* a written legal opinion showing defect, if any, in the title to said real estate no later than ten (10) days prior to the date of closing and completion of this sale, hereinafter provided.

3. *Buyer* agrees to install improvements on the above described real estate, all within one year from the date of closing and completion of this sale. Said improvements are shown on the site plan attached hereto marked as Exhibit A and include, but are not limited to, sidewalk removal and replacement, sod or seeding of green space, removal and replacement of trees, and installing a landscaping screen along the west side of new sidewalk.

4. *Buyer* agrees to provide *Seller* at closing with a Performance Bond, escrow or security agreement approved by the City Law Department in the amount of \$5,000.00 to guarantee installation of the required improvements in Paragraph 3 above.

5. *Seller* agrees to pay all taxes for all prior years and including 2015 and any special assessments or taxes assessed against the above-described real estate before this Agreement is executed by both parties.

6. Current taxes are exempt. No proration will be given at closing.

7. *Seller* agrees to give *Buyer* possession of the said real estate on closing. *Seller* further agrees not to alter or remove any portion of said real estate, except as otherwise provided below:

8. It is understood and agreed that this Agreement is conditioned upon *Seller* having a good, valid and merchantable title in fee simple to said real estate. *Seller* agrees to convey said real estate to *Buyer* by good and sufficient warranty deed, free and clear of all encumbrances, except as herein stated otherwise: _____

9. It is understood and agreed that there may also be additional easement requirements that will be retained by *Seller* or that *Buyer* may be required to execute and convey to *Seller* on the date of close.

10. It is understood and agreed that rents, if any, are to be adjusted on and as of the date of closing and completion of this sale. *Buyer* represents that no real estate commission is due or owing to any cooperating agents or builder for procurement of the Agreement.

11. It is understood and agreed that *Buyer* shall in no manner be bound by the terms and conditions of this Agreement until the sale has been properly executed as provided by the Charter of the City of Lincoln, Nebraska. Title to said real estate shall be taken in the name of Jeffrey K. Barclay, a single person.

12. Buyer is to deposit with the City of Lincoln an earnest deposit in the amount of **FIVE HUNDRED AND NO/100 DOLLARS, (\$500.00)**, deposited herewith as evidenced by the receipt attached below.

13. Buyer and Seller agree to close and complete this sale in accordance herewith on or before the 3 day of August, 2016.

IN WITNESS WHEREOF, Buyer and Seller have caused these presents to be executed as of the dates below indicated.

Executed by Buyer this 3 day of August, 2016.

Jeffrey K. Barclay
Jeffrey K. Barclay

Executed by Seller this _____ day of _____, 20____.

ATTEST: CITY OF LINCOLN, NEBRASKA,
a municipal corporation

City Clerk By: _____
Chris Beutler
Mayor of Lincoln

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:

On Aug 3, 2016, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came **Jeffrey K. Barclay**, to me known to be the identical person(s), whose name(s) is (are) affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

(S E A L)



Marla J Stahl
Notary Public

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:

On _____, 20____, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came **Chris Beutler**, known to me to be the Mayor of **City of Lincoln, Nebraska, a municipal corporation**, and identical person who signed the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal the day and year last above written.

(S E A L)

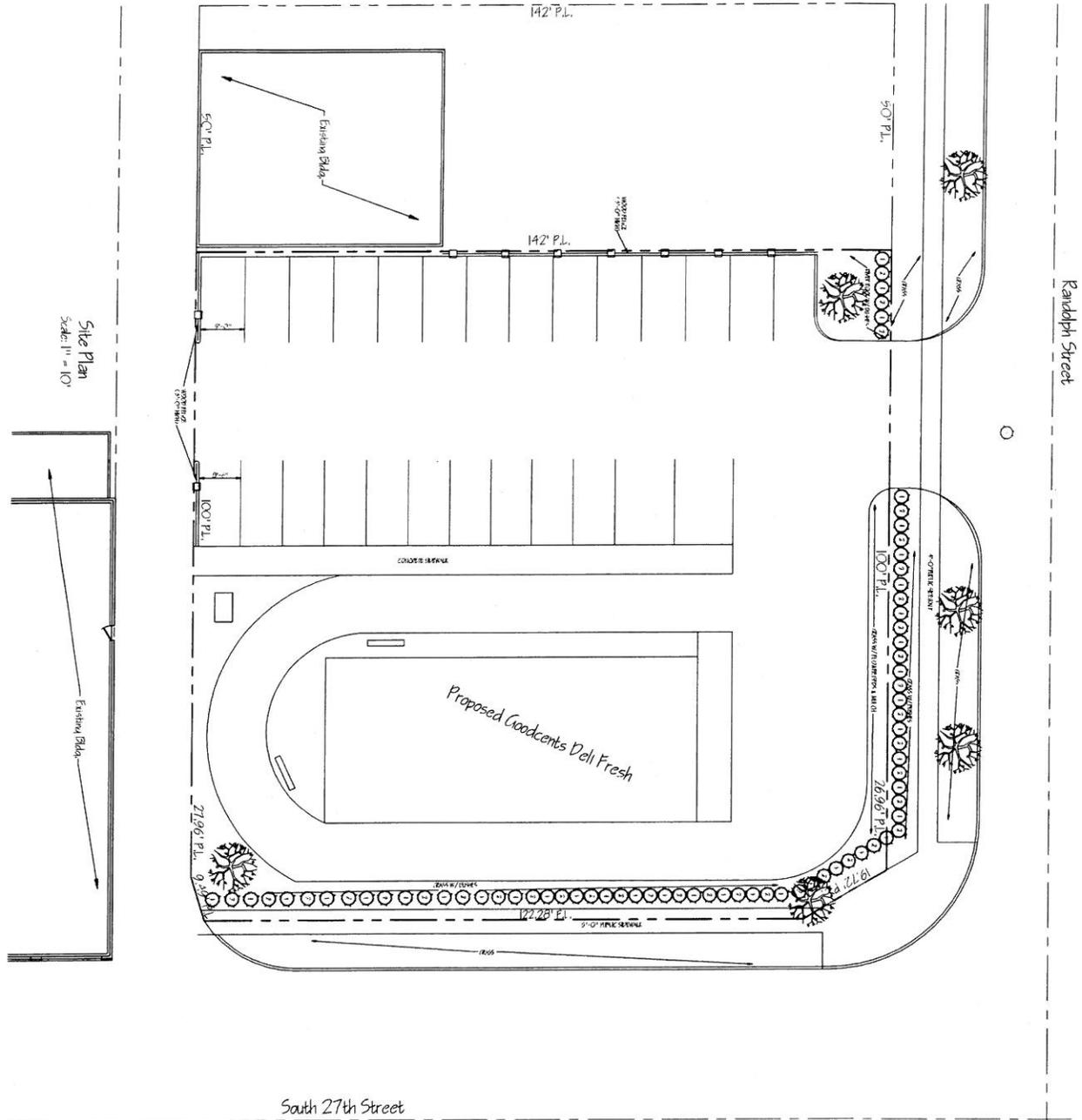
Notary Public

RECEIPT FOR EARNEST MONEY

RECEIVED FROM Jeff Barclay, the sum of FIVE HUNDRED AND NO/100 DOLLARS, (\$500.00), (by cash, check, etc. check) to apply on the purchase price of the above described property on terms and conditions as stated above, it being hereby agreed and understood that in the event the above offer is not accepted by the *Seller* of said premises within the time above specified, or that in the event there are any legal defects in the title which cannot be cured after said *Buyer* has filed or caused to be filed with *Seller* written notice of such legal defects, the money hereby paid is to be refunded.

CITY OF LINCOLN, NEBRASKA,
a municipal corporation

By: Steve Westmann



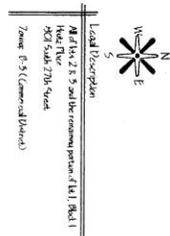
Site Plan
Scale: 1" = 10'

South 27th Street

LANDSCAPING LEGEND AND NOTES.

- 1 BOWNOR, GREEN VELVET
SPREAD 5'-0", HEIGHT 3'-0"
- 2 POTENTILLA GOLDPINCER
SPREAD 5'-0", HEIGHT 3'-0"

ALL LANDSCAPING WILL BE PER DESIGN STANDARD CHAPTER 2.50.



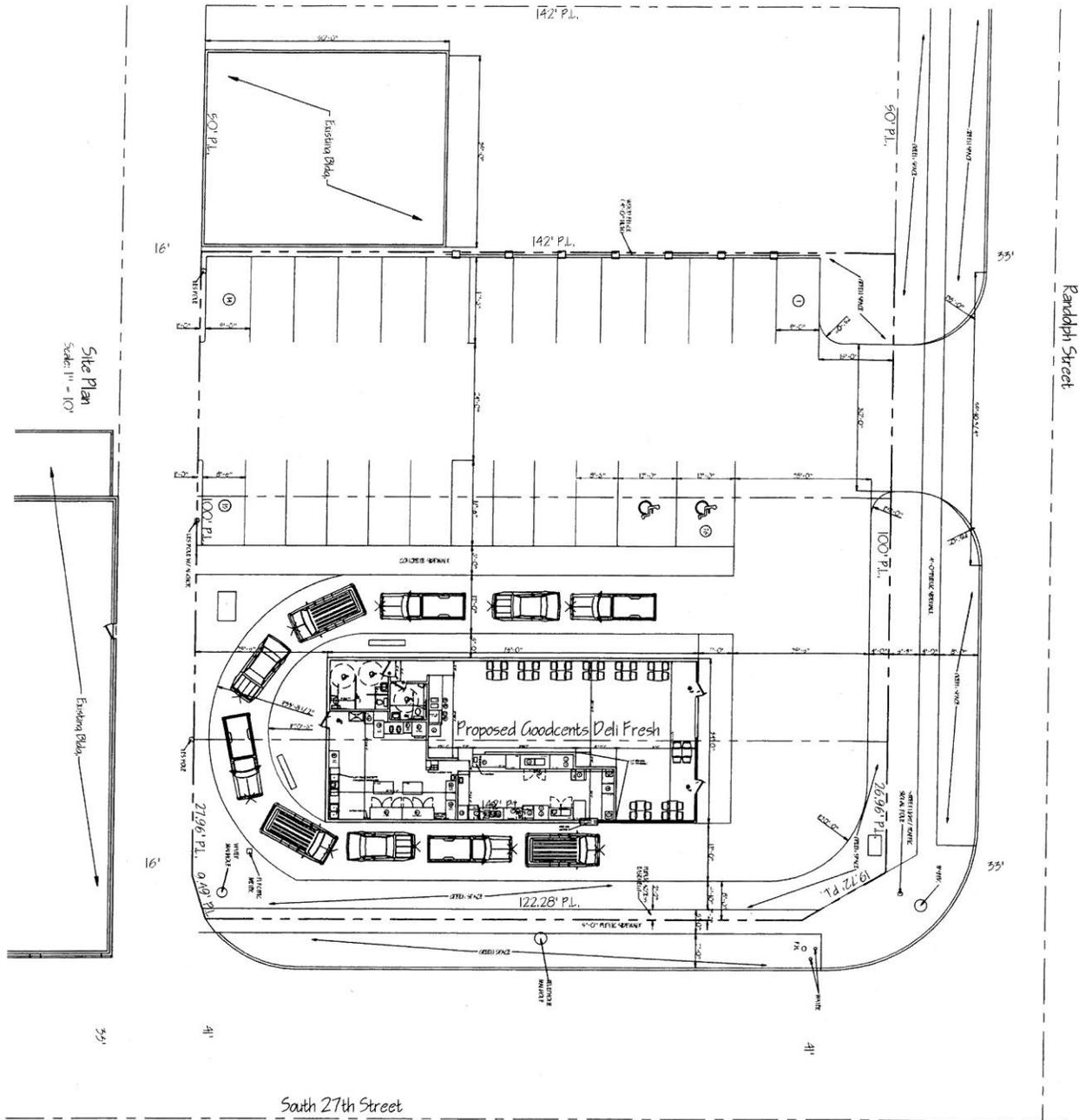
BLADER

ADDRESS:	301 South 27th Street
CUSTOMER'S NAME:	Goodcents Deli Fresh
DRAWN BY:	
DATE:	8/19/2016

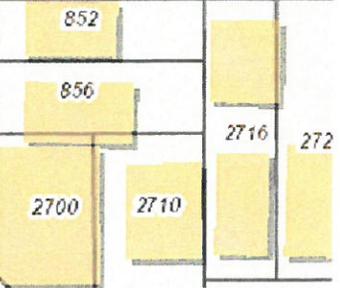
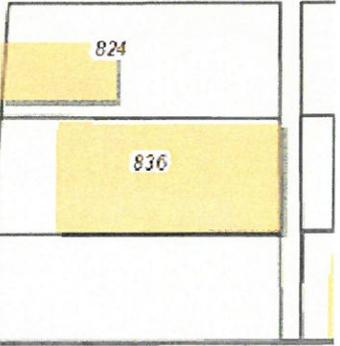
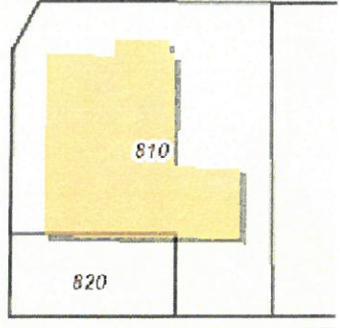
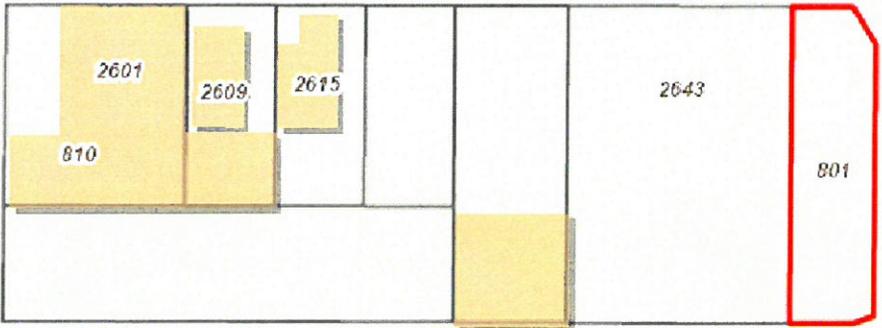
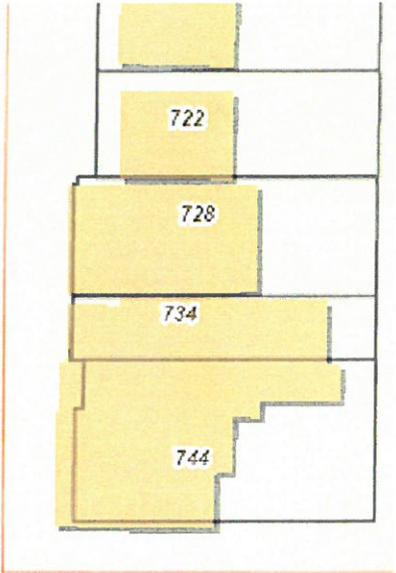
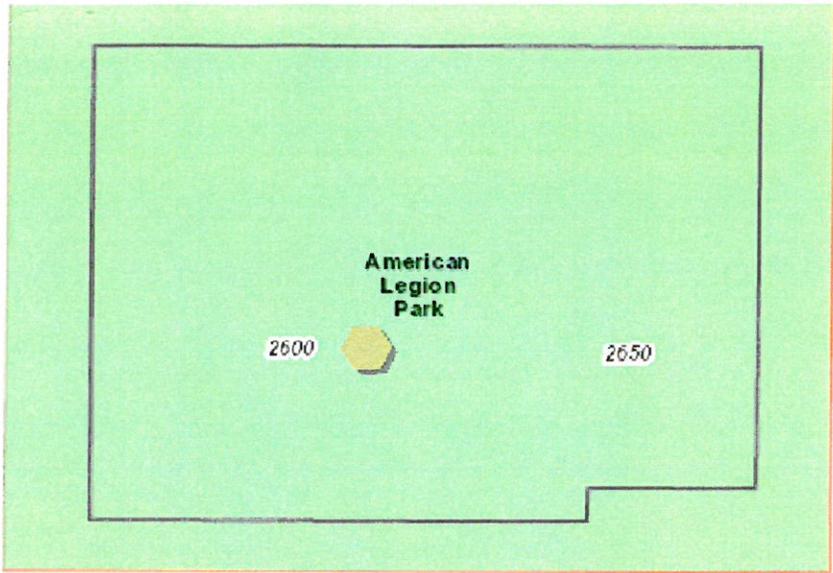
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

PROJECT NO.	16-02a
SHEET	2

Exhibit A-2




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 797. 797th Floor
 798. 798th Floor
 799. 799th Floor
 800. 800th Floor
 801. 801st Floor
 802. 802nd Floor
 803. 803rd Floor
 804. 804th Floor
 805. 805th Floor
 806. 8



Lancaster County/City of Lincoln GIS Map

801 S. 27th Street



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