

Regular Board of Education Meeting

Wednesday, June 11, 2025

6:00 PM

High School Cafeteria

358 North 6th Street

Tecumseh, NE 68450

1. Call to Order and Roll Call
2. Consent Agenda
 - 2.1. Approval of Regular Meeting Minutes
 - 2.2. Approval of the Claims for Payment and Financial Report
3. Public Comment
4. Administrator Reports
 - 4.1. HS Principal Report
 - 4.2. MS Principal Report
 - 4.3. Activities Director Report
5. Superintendent's Report
6. Future Dates
 - 6.1. NASB School Law Seminar - June 11/12, Kearney.
 - 6.2. DA Davidson Golf Outing - Thursday, June 26, 11:00 AM at Woodland Hills.
 - 6.3. NRCSA Joe Toczek Golf Tournament - July 22, Meadowlark Hills Golf Course, Kearney.
 - 6.4. NASB Leadership Workshop - July 30, Lincoln.
7. Discussions
 - 7.1. Board Retreat - Discussion pertaining to setting a date for a fall 2025 Board Retreat.
8. Regular Agenda-Business
 - 8.1. Chief Building Study- Discuss, consider and take any necessary action in regard to financing a diagnostic study performed by Chief Buildings for the purpose of future building construction plans.
 - 8.2. Policy Review - Discuss, consider and take any necessary action in regard to JCC policy numbers 3057, 3058, 4056, 5055, 5056, 5059, 5062 and 6040.
 - 8.3. Option Agreement to Purchase Real Estate - Consider, discuss and take any necessary action in regard to the purchase of land for future building projects.
 - 8.4. Public Recognition - Thank you, Mr. Rick Lester for your 41 years of service to public schools and your 34 years of service to the Tecumseh and JCC districts!
9. Next Meeting
10. Adjournment

JOHNSON COUNTY SCHOOL DISTRICT NO. 0050
JOHNSON COUNTY CENTRAL PUBLIC SCHOOLS
BOARD OF EDUCATION
REGULAR MEETING

May 14, 2025

Members Present: Justin Beethe, Gail Hutt, Dan Jones, Jon Schmid, Sarah Weber, Kim Wellensiek

Also Present: Jon H. Rother, Superintendent; Laurie Badertscher, Recording Secretary; Garrett Collin, Athletic Director; Justin Damme 4-8 Principal; Rick Lester, High School Principal; Marcus Scheer, Director of Technology.

Three visitors were present

The Johnson County School District No. 0050 Board of Education met in regular session at 6:00 p.m., Wednesday, May 14, 2025 in the high school room 204, Tecumseh, Nebraska. A current copy of the agenda was available for inspection in the office of the Superintendent prior to the meeting. The notice of the meeting and agenda was posted at the three main school buildings as well as the Tecumseh and Cook Post Offices. Notice of the meeting was also published in the Tecumseh Chieftain and on the school district website.

President Wellensiek called the meeting to order at 6:00 p.m. and opened the meeting by announcing that the Open Meetings Act rules were posted. Roll call was taken. Justin Beethe-present, Gail Hutt-present, Dan Jones-present, Jon Schmid-present, Sarah Weber-present, Kim Wellensiek-present.

APPROVAL OF MEETING MINUTES

A motion was made by Justin Beethe and second by Gail Hutt to approve the April 9, 2025 Board of Education Meeting Minutes as presented Roll call vote: Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Carried 6-0

FINANCIAL REPORT

A motion was made by Dan Jones and second by Sarah Weber to approve the General Fund claims for payment in the amount of \$853,550.37, and the Qualified Capital Purpose Undertaking Fund in the amount of \$42,214.00 (Fire Suppression System) as presented. Roll call vote: Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes. Carried 6-0

PUBLIC COMMENT- None

ADMINISTRATOR REPORTS

High school Principal Rick Lester reported on the following:

- Teacher professional growth requirements
- Summer school
- Drivers Safety Classes

Middle School Principal, Justin Damme reported on the following:

- Law Day at the Johnson County Courthouse
- Golden Sowers Reading Competition
- JH Boys ECNC Track Runner-up
- JH State Track qualifiers
- Middle School and 4th and 5th grade Honors Day Program- May 21st

ACTIVITY DIRECTOR REPORT

- Activity Director, Garret Collin reported on the following:
- District Track at Johnson County Central – May 15th
- State Track at Burke High School – May 23rd-May 24th
- District Golf at Crooked Creek - May 16th
- State Golf at Grand Island – May 28th- May 29th
- Summer weight room – June 2nd- August 1st
- ECNC Conference update

TECHNOLOGY DIRECTOR REPORT

Director of Technology, Marcus Scheer, provided information regarding access control doors. A document containing information regarding the current set up as well as updates that are needed was provided. Discussion was held.

SUPERINTENDENT REPORT

Superintendent Rother reported on the following:

- Health Screenings Summary Report provided by ESU #4
- JCC building project partners bond history
- Thunderbird of the month
- Concrete project vendors
- We do not plan to have a varsity bowling team for the 2025-2026 school year.

FUTURE DATES

- KSB Golf Tournament - June 5th - Elkhorn
- NASB School Law Seminar - June 11th and 12th - Kearney
- DA Davidson Golf Outing - June 26th- Eagle
- NRCSA Golf Tournament - July 22nd - Kearney
- NASB Leadership Workshop - July 30th - Lincoln

DISCUSSION

The Board of Education will have a Construction Bond Workshop Wednesday, June 4, 2025 at 5:00 p.m. in the high school cafeteria. This workshop will provide an opportunity to meet with associates from Boyd Jones, DA Davidson, Clark Enersen, KSB School Law and Russ Koch.

REGULAR AGENDA-BUSINESS

Superintendent Rother reviewed the following policies: **3056**-Guest Speakers, **4056**- Resignation of Certificated Staff, **5028**-Initiations and Hazing, **5030**-Dating Violence, **6041**- Malcolm X Day Education, **6042**- Projection Maps, **6043**-Mapping Data. No changes made.

A motion was made by Dan Jones and second by Sarah Weber to accept the quote number #0045617 in the amount of \$27,047.55 from Egan Supply Company to resurface and provide new graphics for the high school gym floor as presented. Roll call vote: Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes. Carried 6-0

A motion was made by Dan Jones and second by Jon Schmid to accept the proposal as presented from Kudu Lawn and Landscaping in regards to the front lawn care at the Tecumseh site. Roll call vote: Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes. Carried 6-0

A motion was made by Jon Schmid and second by Dan Jones to accept the proposal #51043 for a one-way paging system from KCAV to include the fire voice command in the amount of \$38,898.97 for the high school building. Roll call vote: Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes. Carried 6-0

A motion was made by Justin Beethe and second by Gail Hutt to accept the proposal from buckIT, LLC in the amount of \$11,333 to update the phone cabling at the Tecumseh site as presented. Roll call vote: Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes. Carried 6-0

Discussion was held regarding an Elementary Auditorium Sound System and Lighting System upgrade project. No action was taken at this time.

A recess was declared by President Wellensiek at 7:40 p.m

Meeting resumed at 7:47 p.m

A motion was made by Dan Jones and second by Sarah Weber to accept the proposal # 1377 from Sports Facility Maintenance to provide new folding backstops in the high school gym to include both north courts as well as both main backstops in the amount of \$49,715.00 as presented. Roll call vote: Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Carried 6-0

A motion was made by Jon Schmid and second by Dan Jones to accept the NIFCO Mechanical System wet pipe fire sprinkler system bid in the amount of \$268,910 to meet the NFPA marshal standards as presented. Superintendent Rother will work with the contractor on a time line. Roll call vote: Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes. Carried 6-0.

Discussion was held in regard to the purchase of land for future building projects. No action was taken.

A motion was made by Sarah Weber and second by Justin Beethe to adjourn the meeting. Roll call vote: Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes. Carried 6-0.

Meeting adjourned at 8:20 p.m.

The next Board of Education Special Meeting will be held Wednesday, June 4, 2025, in the high school cafeteria in Tecumseh, Nebraska at 5:00 p.m. The next Regular Board of Education Meeting will be held Wednesday, June 11, 2025 at 6:00 p.m. in the high school cafeteria in Tecumseh, Nebraska. The notices of the meetings will be published in the Tecumseh Chieftain as well as on the school website. The agendas will be posted at the three main school buildings as well as at the Tecumseh and Cook Post Offices. A current copy of the agenda will be available for inspection in the office of the Superintendent prior to the meeting.

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
Checking Account ID 1	Fund Number 01	GENERAL FUND	
3D Plumbing	9998	11234	143.75
01 2620 431 002	FLOOR DRAIN CLOGGED COOK SITE		71.87
01 2620 431 004	FLOOR DRAIN CLOGGED COOK SITE		71.88
Total 3D Plumbing			143.75
ACCO BRANDS USA LLC	4730336554	11235	404.64
01 1100 610 002	LAMINATION FILM COOK SITE		202.32
01 1100 610 004	LAMINATION FILM COOK SITE		202.32
ACCO BRANDS USA LLC	4730336556	11235	505.80
01 1100 610 003	LAMINATION FILM TEC. SITE		379.35
01 1100 610 001	LAMINATION FILM TEC. SITE		126.45
Total ACCO BRANDS USA LLC			910.44
Andre Rautenbach	100060225	11236	965.00
01 2630 420 001	MOW TRIM FOOTBALL FIELD X 5		375.00
01 2630 420 003	MOW TRIM FOOTBALL FIELD X 5		375.00
01 2630 420 001	PRE-EMERGENT FIELD		60.00
01 2630 420 003	PRE-EMERGENT FIELD		60.00
01 2630 420 001	HS LAWN MOWED		47.50
01 2630 420 003	ELEM LAWN MOWED		47.50
Total Andre Rautenbach			965.00
APPLE INC	MB71398935	11237	1,079.00
01 2230 650 001	MINI MAC HS COMP LAB X 1		1,079.00
APPLE INC	MB71478083	11237	1,079.00
01 2230 650 001	MAC MINI COMPUTER X 1 HS COMP. LAB		1,079.00
APPLE INC	MB73671991	11237	8,790.00
01 2230 650 001	MACMINI X 10 HS COMPUTER LAB		8,790.00
Total APPLE INC			10,948.00
B&H PHOTO-VIDEO	233960407	11238	3,331.32
01 2230 650 001	HS COMPUTER LAB DISPLAS X 12		3,331.32
B&H PHOTO-VIDEO	233961436	11238	2,711.55
01 2230 650 001	COMPUTER MONITORS- HS BUSINESS LAB X 15		2,711.55
Total B&H PHOTO-VIDEO			6,042.87
BEYOND SPEECH SERVICES, LLC	20	11293	6,600.48
01 2151 340 003	ELEM TEC. SPEECH SERV		3,959.96
01 2151 340 004	ELEM COOK SPEECH SERV		1,920.28
01 2151 340 002	MS SPEECH SERV		595.98
01 2151 340 001	HS SPEECH SERV		124.26
Total BEYOND SPEECH SERVICES, LLC			6,600.48
BLICK ART MATERIALS	5491766	11239	7.46
01 1100 610 002	MS ART-SPRAY PAINT		7.46
BLICK ART MATERIALS	5525810	11239	20.60
01 1100 610 003	ELEM TEC. GLUE DOTS		20.60
Total BLICK ART MATERIALS			28.06
BOB'S SMALL ENGINES	25 22418	11240	71.00
01 2630 731 000	MOWER /SERVICED/ SUPPLIES		71.00

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
Total BOB'S SMALL ENGINES			71.00
BRENDA R. GLUNZ	MAY 2025 PSYCH	11241	2,655.09
01 2141 340 003	PSYCH SERVICES ELEM TEC		1,110.44
01 2141 340 002	PSYCH SERVICES MS		632.92
01 6408 340 003	3-5 PSYCH SERVICES		838.98
01 6412 340 004	HOMESCHOOL PSYCH SERVICES		72.75
BRENDA R. GLUNZ	MAY2025	11241	5,074.90
	MENTALHEALTH		
01 2140 340 003	MENTAL HEALTH SERVICES ELEM TEC		3,881.58
01 2140 340 001	MENTAL HEALTH SERVICES HS		607.28
01 2140 340 002	MENTAL HEALTH SERVICES MS		498.99
01 2140 340 004	MENTAL HEALTH SERVICES ELEM COOK		87.05
Total BRENDA R. GLUNZ			7,729.99
BRINKMAN BROTHERS INC	6032852	11242	841.41
01 2732 431 000	EQUINOX SERVICED/ REPLACED WHEEL BEARING		416.91
01 2730 431 000	VAN 10B SERVICED		83.50
01 2730 431 000	BLACK SUBURBAN SERVICED		91.86
01 2730 431 000	RED SUBURBAN SERVICED		91.86
01 2730 431 000	VAN 10A SERVICED		83.50
01 2650 431 000	SILVERADO SERVICED		73.78
Total BRINKMAN BROTHERS INC			841.41
BSN SPORTS, LLC	929886198	11243	54.90
01 2130 610 001	NASAL PLUGS		13.72
01 2130 610 002	NASAL PLUGS		13.73
01 2130 610 003	NASAL PLUGS		13.73
01 2130 610 004	NASAL PLUGS		13.72
BSN SPORTS, LLC	929908286	11243	34.56
01 1100 610 004	PLAYGROUND BALLS COOK SITE ELEM		34.56
Total BSN SPORTS, LLC			89.46
CITY OF TECUMSEH-UTILITIES	052025	11244	3,654.25
01 2610 410 001	WT/SW HS		208.86
01 2610 621 001	ELEC HS		1,618.26
01 2610 410 003	WT/SW ELEM TEC		208.86
01 2610 621 003	ELEC ELEM TEC		1,618.27
Total CITY OF TECUMSEH-UTILITIES			3,654.25
CORNERSTONES OF CARE	192750	11245	6,500.00
01 2213 330 003	BIST SERVICES FOR 2025-2026 SCHOOL YR		3,250.00
01 2213 330 004	BIST SERVICES FOR 2025-2026 SCHOOL YR		3,250.00
Total CORNERSTONES OF CARE			6,500.00
CULLIGAN OF PERCIVAL	23314.23217. 23220	11246	583.25
01 2610 610 001	WATER SOFTNER SALT		95.65
01 2610 610 002	WATER SOFTNER SALT		89.17
01 2610 610 003	WATER SOFTNER SALT		95.65

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 2610 610 004	WATER SOFTNER SALT		89.18
01 2610 440 001	WATER SOFTNER RENTAL		106.80
01 2610 440 003	WATER SOFTNER RENTAL		106.80
Total CULLIGAN OF PERCIVAL			583.25
DAS State Accounting -Central Finance	1478099	11247	292.87
01 2230 382 001	INTERNET/DL SERVICES		73.21
01 2230 382 002	INTERNET/DL SERVICES		73.22
01 2230 382 003	INTERNET/DL SERVICES		73.22
01 2230 382 004	INTERNET/DL SERVICES		73.22
Total DAS State Accounting -Central Finance			292.87
DEMIDEC	25-22479	11248	925.00
01 1100 610 001	DEMIDEC RESOURCES FOR ACADECA		925.00
Total DEMIDEC			925.00
Diode Technologies	14591	11249	549.00
01 2660 431 001	WT ROOM DOOR HS /ACU REPAPEMENT		549.00
Diode Technologies	14653	11249	120.00
01 2660 431 003	ELEM TEC FRONT DOOR MAG LOCK REPAIR		120.00
Diode Technologies	2522414	11249	120.00
01 2660 431 003	HS FRONT DOOR MAGNET		120.00
Total Diode Technologies			789.00
Dumpster Express	3807	11250	439.00
01 2620 420 002	DUMPSTER COOK SITE 4.9.25- 5.12-25		219.50
01 2620 420 004	DUMPSTER COOK SITE 4.9.25- 5.12-25		219.50
Total Dumpster Express			439.00
ESU #4	11062	11251	2,983.68
01 2580 530 001	ZOOM LICENSES		745.92
01 2580 530 002	ZOOM LICENSES		745.92
01 2580 530 003	ZOOM LICENSES		745.92
01 2580 530 004	ZOOM LICENSES		745.92
ESU #4	11069	11251	4,527.00
01 2130 591 001	HEALTH SCREENINGS HS		1,503.00
01 2130 591 002	HEALTH SCREENINGS MS		1,008.00
01 2130 591 003	HEALTH SCREENINGS ELEM TEC /PREK		1,260.00
01 2130 591 004	HEALTH SCREENINGS ELEM COOK		585.00
01 2130 591 003	KDG. ROUNDUP HEALTH SCREENINGS		171.00
ESU #4	11079	11251	100.00
01 1100 810 002	GOLDEN READERS COMP @ ESU4		50.00
01 1100 810 004	GOLDEN READERS COMP @ ESU4		50.00
ESU #4	11087	11251	34.60
01 2213 640 003	BUILDING THINKING CLASSROOMS BK 2ND GRAD		34.60
ESU #4	6974/6954/6937	11251	187.50
01 2230 591 000	LINEWIZE - IPS		37.50
01 2230 591 000	LINEWIZE STUDENT USERNAME ISSUE		112.50
01 2230 591 000	VLAN CAMERAS		37.50

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
ESU #4	MAY2025	11251	20,626.29
01 6408 591 004	0-2 SPED ED DIR		75.00
01 6408 591 003	3-5 SPED ED DIR		75.00
01 6408 591 004	0-2 AUDIOLOGY		63.50
01 6408 591 003	3-5 AUDIOLOGY		63.50
01 6408 591 004	0-2 SPEECH THERAPY		1,625.33
01 6408 591 003	3-5 SPEECH THERAPY		1,625.32
01 6408 591 004	0-2 EARLY CHILDHOOD CONSULT		293.78
01 6408 591 003	3-5 EARLY CHILDHOOD CONSULT		293.78
01 1200 591 001	HS SPED ED DIR		337.50
01 1200 591 002	MS SPED ED DIR		337.50
01 1200 591 003	ELEM TEC SPED ED DIR		337.50
01 1200 591 004	ELEM COOK SPED ED DIR		337.50
01 2151 591 001	HS AUDIOLOGY		285.75
01 2151 591 002	MS AUDIOLOGY		285.75
01 2151 591 003	ELEM TEC AUDIOLOGY		285.75
01 2151 591 004	ELEM COOK AUDIOLOGY		285.75
01 1200 591 003	ELEM TEC. BEHAVIOR CONSULT		348.00
01 1200 591 004	ELEM COOK BEHAVIOR CONSULT		348.00
01 1200 591 001	LEARINING CENTER		13,322.08
Total ESU #4			28,459.07
ESU 6	21953/21999	11252	218.58
01 2230 591 001	TECH HOSTED SERVICES		32.15
01 2230 591 002	TECH HOSTED SERVICES		32.15
01 2230 591 003	TECH HOSTED SERVICES		32.14
01 2230 591 004	TECH HOSTED SERVICES		32.14
01 1190 330 003	PREK CONF. SELL, GUENTHER, BRITT		90.00
Total ESU 6			218.58
FIRST CONCORD GROUP	3797	11253	96.00
01 2510 340 000	125 PLAN MO. FEES		96.00
Total FIRST CONCORD GROUP			96.00
Flood Communications of Beatrice, LLC	12505132002	11254	195.00
01 2560 540 000	RADIO SPOT X 1 STATE TRACK		195.00
Flood Communications of Beatrice, LLC	12505132061	11254	200.00
01 2560 540 000	RADIO SPOTS X3 SENIOR SALUTES		200.00
Total Flood Communications of Beatrice, LLC			395.00
GOTTULA PROPANE SERVICE	8461	11255	125.00
01 2610 340 002	RELIGHT HANGIN HEATER COOK SITE SHOP		62.50
01 2610 340 001	RELIGHT HANGIN HEATER COOK SITE SHOP		62.50
Total GOTTULA PROPANE SERVICE			125.00
GOTTULA, KENDRA	25-22447	11256	147.20
01 2130 333 000	MLG REIMB.-TO LINCOLN NURSECONF JUNE2,3		147.20
Total GOTTULA, KENDRA			147.20
GOVCONNECTION INC	76460198	11257	11,960.10
01 1100 650 001	HS BUSINESS LAB COMPUTERS X 15		11,960.10

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
Total GOVCONNECTION INC			11,960.10
GRAINGER	9491078698	11258	1,104.12
01 2620 610 002	WIPES/HAND SANITIZER COOK SITE		552.06
01 2620 610 004	WIPES/HAND SANITIZER COOK SITE		552.06
GRAINGER	9491960259	11258	714.80
01 2620 610 001	PAPER TOWELS/ MICROFIBER CLOTHS,TRASHBAG		178.70
01 2620 610 002	PAPER TOWELS/ MICROFIBER CLOTHS,TRASHBAG		178.70
01 2620 610 003	PAPER TOWELS/ MICROFIBER CLOTHS,TRASHBAG		178.70
01 2620 610 004	PAPER TOWELS/ MICROFIBER CLOTHS,TRASHBAG		178.70
GRAINGER	9495598535	11258	468.52
01 2620 610 001	GLOVES, PAPER TOWELS, TP TEC SITE		234.26
01 2620 610 003	GLOVES, PAPER TOWELS, TP TEC SITE		234.26
Total GRAINGER			2,287.44
HANDS OF HEARTLAND	1320	11259	7,435.65
01 1200 569 001	TRANSITION SERVICES SPED		7,108.05
01 2712 519 001	TRANSPORTATION SERV		327.60
Total HANDS OF HEARTLAND			7,435.65
HAUG COMMUNICATIONS INC	INV-0525-29C-4	11260	325.70
01 2710 890 000	BUS RADIO TOWER RENTAL		325.70
Total HAUG COMMUNICATIONS INC			325.70
HOMETOWN LEASING	36	11261	2,043.19
01 1100 550 001	COPIER LEASE		510.79
01 1100 550 002	COPIER LEASE		510.80
01 1100 550 003	COPIER LEASE		510.80
01 1100 550 004	COPIER LEASE		510.80
Total HOMETOWN LEASING			2,043.19
J.W. PEPPER & SON INC.	367540949	11262	144.99
01 1100 610 001	HS PEP BAND MUSIC		144.99
Total J.W. PEPPER & SON INC.			144.99
JOHNSON COUNTY HOSPITAL	MAY 2025	11263	2,761.61
01 6408 340 004	0-2 PT SERVICES		40.50
01 6408 340 003	3-5 PT SERVICES		400.83
01 2171 340 003	ELEM TEC. PT SERVICES		45.03
01 2171 340 001	HS PT SERVICES		36.45
01 2171 340 004	ELEM COOK PT SERVICES		139.33
01 6408 340 004	0-2 OT SERVICES		135.27
01 6408 340 003	3-5 OT SERVICES		193.53
01 2161 340 003	ELEM TEC OT SERVICES		588.38
01 2161 340 001	HS OT SERVICES		232.04
01 2161 340 001	LIFE SKILLS OT SERVICES		298.86
01 2161 340 004	ELEM. COOK OT SERVICES		520.88
01 2161 340 002	MS OT SERVICES		130.51
Total JOHNSON COUNTY HOSPITAL			2,761.61

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
JOHNSON COUNTY ROAD DEPT.	25 22371	11264	3,962.49
01 2710 626 000	BUS/CAR/VAN GAS @ 2.799		2,337.63
01 2710 626 000	BUS DIESEL@ 3.099		1,624.86
Total JOHNSON COUNTY ROAD DEPT.			3,962.49
KERNER ACE HARDWARE	052025	11265	786.23
01 1100 610 001	DUCT TAPE HS SCIENCE		89.90
01 2620 610 000	MARKER FLAGS		13.99
01 2630 610 000	MULCH		29.97
01 1100 610 001	DUCT TAPE HS SCIENCE		53.94
01 2630 610 000	GARDEN SPRAYER		19.99
01 2630 610 000	MULCH		63.27
01 2630 610 000	GFI RECEPTICAL X2		53.98
01 2620 610 000	WALLPLATE		7.18
01 2620 610 000	HANDHELD VACUUM X 2		73.98
01 2620 610 000	CAULK		5.99
01 2620 610 000	CAULK		5.99
01 2630 610 000	BRUSH KILLER		57.99
01 2620 610 000	LIGHT SWITCH/ WALLPLATE		14.17
01 2620 610 000	PAINT		137.98
01 2620 610 000	PAINT		68.99
01 2620 610 000	TRIM SCREWS / BIT		37.94
01 2620 610 000	DUCT TAPE/ FILTER		50.98
Total KERNER ACE HARDWARE			786.23
Leuenberger, Heather	2522415	11266	762.42
01 2712 332 001	SPED PARENT MLG. REIMB		762.42
Total Leuenberger, Heather			762.42
MASTERCARD	JUNE 2025	11267	6,325.63
01 2220 640 003	LIBRARY BOOKS EARTH DAY		242.07
01 2220 640 003	LIBRARY BOOKS EARTH DAY		37.47
01 9000 890 000	DOL GEN./ GIFT CARDS DUAL CR. /COLACGRAN		40.00
01 9000 890 000	SAMS CLUB/ CONCESSION STAND FOOD		186.20
01 9000 890 000	PIZ. HUT ACT/ PIZZA COL. ACCESS GRANT \$		76.17
01 9000 890 000	FFA SUPPLIES/ LABELS / BAGS / LABEL PRIN		176.12
01 2620 610 000	LADDER - HOME DEPOT		279.00
01 9000 890 000	AMAZON /HOOKS FILES// PRESS BOX		44.24
01 9000 890 000	ATHLETIC LIVE/ ONLINE RESULTS DIST TRACK		29.00
01 9000 890 000	AMAZON- MINI BLINDS FOR PRESS BOX		231.84
01 2320 580 000	AIRBNB- ROTHER ADMIN DAYS RM. 7.23-7.25		405.88
01 9000 890 000	CROOKED CREEK PRACTICE ROUNDSX6 BGOLF		240.00
01 2710 626 000	GAS FOR HR TRACK@GOTHENBURG PURKEARNEY		59.30
01 9000 890 000	MEALSTATE TRACK @ GOTHENBURG - RAISING C		60.47
01 1100 580 000	AIRLINE SPO NATL SKILLS USA/ ATLANTA JUN		416.11

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 9000 890 000	AIRLINE NATL SKILLS USAATLANTA JUNE23-28		416.11
01 9000 890 000	AIRLINE NATL SKILLS USAATLANTA JUNE23-28		416.11
01 2570 330 003	AFP NE SCH. NURSE CONF REG. JUNE2-3 GOTTU		225.00
01 2570 890 000	EARL MAY GIFT CARD LISA KUHL RETIREMENT		100.00
01 2570 890 000	DG/AMAZON/VISA GIFT CARDS SCHU/HEID RETI		204.95
01 9000 890 000	NE COUNCIL SCH- CTE TECH ED CONFREGESURE		300.00
01 2570 890 000	MENARDS GIFT CARD-LESTER RETIREMENT		100.00
01 9000 890 000	CROSS COUNTRY UNIFORMS X 25- GRAIN SPORT		960.00
01 1190 733 003	PREK SHELVING X 2		246.98
01 1190 733 003	PREK SHELVING X 2		84.38
01 9000 890 000	4TH GRADE DOUGHNUTS/ PARENTS FUNDED		28.00
01 1200 640 002	SPED MS/ LIFE SKILLS BKS		168.78
01 9000 890 000	MEAL STATE TRACK SPAGHETTI WORKS / OMAHA		300.00
01 9000 890 000	MEAL STATE TRACK RAISING CANES / OMAHA		136.20
01 9000 890 000	JACK RABBIT GOLF/ STATE GOLF PRACTICE X3		59.99
01 9000 890 000	RUNZA MEAL STATE GOLF		55.26
Total MASTERCARD			6,325.63
MATHESON TRI-GAS INC DBA	52510906	11268	147.10
01 1100 610 001	HS WELDING SUPPLIES		147.10
Total MATHESON TRI-GAS INC DBA			147.10
MIDWEST TECHNOLOGY PRODUCTS	2150957-00	11269	129.12
01 1100 610 001	PLIERS/ TAPE MEASURER HS SHOP		129.12
Total MIDWEST TECHNOLOGY PRODUCTS			129.12
NCSA	25-22492	11270	335.00
01 2410 810 001	NCSA MEMBERSHIP JDAMME		335.00
Total NCSA			335.00
NEWS CHANNEL NE	25050117	11271	300.00
01 2560 540 000	TV SPOT AD/ STATE TRACK 5.22.25		300.00
Total NEWS CHANNEL NE			300.00
OMAHA PUBLIC POWER DIST	JUNE 2025	11272	4,605.55
01 2610 621 002	ELEC COOK SITE		2,302.77
01 2610 621 004	ELEC COOK SITE		2,302.78
Total OMAHA PUBLIC POWER DIST			4,605.55
POWERSCHOOL GROUP LLC	INV443949	11273	5,385.21
01 1100 643 001	ECOLLECT TRAINING/ IMPLEMENTATION/ FORMS		1,346.31
01 1100 643 002	ECOLLECT TRAINING/ IMPLEMENTATION/ FORMS		1,346.30
01 1100 643 003	ECOLLECT TRAINING/		1,346.30

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 1100 643 004	IMPLEMENTATION/ FORMS ECOLLECT TRAINING/ IMPLEMENTATION/ FORMS		1,346.30
Total POWERSCHOOL GROUP LLC			<u>5,385.21</u>
PYRAMID SCHOOL PRODUCTS	S1487762.001	11274	304.82
01 1100 610 002	MS/ PENCILS/ TAPE/ FOLDERS PORTFOLIO PKT		152.41
01 1100 610 004	MS/ PENCILS/ TAPE/ FOLDERS PORTFOLIO PKT		152.41
Total PYRAMID SCHOOL PRODUCTS			<u>304.82</u>
QUILL	43488720	11275	111.61
01 1100 610 003	PENS, EXPO ERASERS/ VELCRO/SHARPE		85.27
01 3599 610 003	PRE,K BRUSHES- STEP UP TO QUALITY GRANT \$		26.34
QUILL	43497767 B	11275	56.45
01 1100 610 003	RULED 5X8 NOTE PADS 5DOZ		56.45
Total QUILL			<u>168.06</u>
RASMUSSEN MECH. SERV., INC.	SRV122250	11276	4,274.00
01 2610 340 001	REPLACED FAN MOTOR AC HS GYM		4,274.00
RASMUSSEN MECH. SERV., INC.	SRV122821	11276	853.90
01 2610 431 001	AC HS GYM TEC SITE		853.90
Total RASMUSSEN MECH. SERV., INC.			<u>5,127.90</u>
Ray Jay Sanitation	JUNE 2025	11277	560.00
01 2620 420 001	GARBAGE SERV TEC SITE		280.00
01 2620 420 003	GARBAGE SERV. TEC SITE		280.00
Total Ray Jay Sanitation			<u>560.00</u>
SCHOOL SPECIALTY, LLC	208135703232	11278	14.02
01 1100 610 002	MS NOTEBOOKS / MARKERS		7.01
01 1100 610 004	MS NOTEBOOK/ MARKERS		7.01
SCHOOL SPECIALTY, LLC	308104698344	11278	1,024.99
01 1100 610 002	MS , ENV. POST IT NOTES LABEL PROT. FOLD		512.49
01 1100 610 004	ELEM COOK ENV. POST IT NOTES, LABELS, FO		512.50
SCHOOL SPECIALTY, LLC	308104704529	11278	66.28
01 1100 610 001	LEGAL PADS / TAPE TEC. SITE SUPPLIES		33.14
01 1100 610 003	LEGAL PADS / TAPE TEC. SITE SUPPLIES		33.14
Total SCHOOL SPECIALTY, LLC			<u>1,105.29</u>
Scott P. Buss	592025	11279	151.00
01 2620 340 001	HS PEST CONTROL SERV		41.50
01 2620 340 003	ELEM TEC PEST CONTROL SERV		41.50
01 2620 340 002	MS PEST CONTROL SERV		34.00
01 2620 340 004	ELEM COOK PEST CONTROL SERV		34.00
Total Scott P. Buss			<u>151.00</u>
Segra	SI-25-023109	11280	556.75

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 2230 382 001	INTERNET SERVICES		139.18
01 2230 382 002	INTERNET SERVICES		139.19
01 2230 382 003	INTERNET SERVICES		139.19
01 2230 382 004	INTERNET SERVICES		139.19
Total Segra			<u>556.75</u>
SENCA SANITATION	JUNE 2025	11281	350.00
01 2610 621 002	GARBAGE SERV. COOK SITE		175.00
01 2610 621 004	GARBAGE SERV. COOK SITE		175.00
Total SENCA SANITATION			<u>350.00</u>
SKILLS USA NEBRASKA	NLC Rooms 110	11282	3,125.00
01 1100 580 001	ADVISOR ROOM NATIONAL SKILLS 5 NIGHTS		1,250.00
01 1100 580 001	STUDENT ROOM NATIONAL SKILLS @ ATLANTA		1,250.00
01 1100 580 001	STUDENT ROOM NATIONAL SKILLS USA		625.00
Total SKILLS USA NEBRASKA			<u>3,125.00</u>
STAPLES ADVANTAGE	6033203806	11283	58.62
01 1100 610 002	COMPOSITION NOTEBOOKS MS		29.31
01 1100 610 004	COMPOSITION NOTEBOOKS ELEM TEC		29.31
STAPLES ADVANTAGE	6034169973	11283	106.46
01 1100 610 002	FOLDERS/ TEACHER PADS		42.98
01 1100 610 004	SIDEWALK CHALK 6 BUCKETS		63.48
Total STAPLES ADVANTAGE			<u>165.08</u>
STUDENT ASSURANCE SERV INC.	25 22412	11284	839.50
01 2310 520 000	STU. CATASTROPHIC /ACCIDENT COV. 25- 26		839.50
Total STUDENT ASSURANCE SERV INC.			<u>839.50</u>
TECUMSEH CHIEFTAIN	7916	11285	87.74
01 2310 540 000	LEGAL NOTICES		33.60
01 1200 540 000	SPED LEGAL NOTICE NON PUBLIC HMSCH MTG		35.47
01 1200 540 000	SPED LEAGAL NOTICE FILE DELETION		18.67
Total TECUMSEH CHIEFTAIN			<u>87.74</u>
UNITED STATES ACADEMIC DECATHLON	25-22480	11286	750.00
01 1100 610 001	US ACADEMIC DECATHLON MATERIALS		750.00
Total UNITED STATES ACADEMIC DECATHLON			<u>750.00</u>
US POSTAL SERVICE	25 22409	11287	266.00
01 2560 530 000	PO BOX 255- COOK SITE RENTAL 1 YR.		266.00
Total US POSTAL SERVICE			<u>266.00</u>
VERIZON WIRELESS	6113960242	11288	429.03
01 2560 382 000	CELL PHONE SERVICES		429.03
Total VERIZON WIRELESS			<u>429.03</u>

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
VILLAGE OF COOK WATER DEPT	JUNE 2025	11289	145.32
01 2610 410 002	WT/ COOK SITE		72.66
01 2610 410 004	WT/COOK SITE		72.66
Total VILLAGE OF COOK WATER DEPT			145.32
WATER ENGINEERING INC	IN198314	11290	261.00
01 2620 431 001	WATER TREATMENT SERVICES		65.25
01 2620 431 002	WATER TREATMENT SERVICES		65.25
01 2620 431 003	WATER TREATMENT SERVICES		65.25
01 2620 431 004	WATER TREATMENT SERVICES		65.25
Total WATER ENGINEERING INC			261.00
WHITED, TODD	24-21726 CORRECTED	11291	537.60
01 2712 332 001	MLG REIMB STUDENT TRANS. COR. MAY 2025		537.60
WHITED, TODD	25-22404	11291	940.80
01 2712 332 001	MLG. REIMB STUDENT TRANS.		940.80
Total WHITED, TODD			1,478.40
WOODRIVER ENERGY	451836	11292	1,075.12
01 2610 621 001	NATURAL GAS TEC. SITE		537.56
01 2610 621 003	NATURAL GAS TEC SITE		537.56
Total WOODRIVER ENERGY			1,075.12
Fund Number 01			143,638.12
Checking Account ID 1			143,638.12

Johnson County Central Public Schools
49-0050 General Fund Exp. Summary June 2025

JCC Dist 49-0050 General Fund Expenditures June 2025	\$143,638.12
JCC Dist 49-0050 June 2025 Payroll	<u>\$678,976.02</u>
JCC Dist 49-0050 June 2025 Gen. Fund Total Expenditures	<u>\$822,614.14</u>

79% of Budget 83% of Year
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**JOHNSON COUNTY CENTRAL PUBLIC SCHOOLS
STATEMENT OF ACCOUNTS**

2024-2025

GENERAL FUND

American National Bank

Account # 1055931

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance
November-23	305,083.50	810,296.73	701,379.02	0.00	196,165.79
December-23	196,165.79	785,112.77	1,298,573.17	0.00	709,626.19
January-24	709,626.19	789,695.57	1,464,732.07	0.00	1,384,662.69
February-24	1,384,662.69	713,808.74	823,180.74	0.00	1,494,034.69
March-24	1,494,034.69	804,269.81	416,555.07	0.00	1,106,319.95
April-24	1,106,319.95	792,575.35	788,096.12	0.00	1,101,840.72
May-24	1,101,840.72	801,910.23	2,196,239.17	0.00	2,496,169.66
June-24	2,496,169.66	855,297.08	535,280.14	0.00	2,176,152.72
July-24	2,176,152.72	1,013,141.60	142,488.45	0.00	1,305,499.57
August-24	1,305,499.57	956,295.70	319,123.63	0.00	668,327.50
September-24	668,327.50	1,163,003.87	1,599,229.85	0.00	1,104,553.48
October-24	1,104,553.48	822,705.40	332,324.47	0.00	614,172.55
November-24	614,172.55	854,462.78	480,994.10	0.00	240,703.87
December-24	240,703.87	814,042.92	773,889.40	0.00	200,550.35
January-25	200,550.35	847,301.08	1,273,365.38	0.00	626,614.65
March -25	1,622,671.28	790,805.57	493,817.09	0.00	1,325,682.80
April-25	1,325,682.80	862,855.07	1,445,555.23	0.00	1,908,382.96

IMPREST ACCOUNT

American National Bank

Account #4084077

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance
November-23	5,039.14	512.35	0.00	0.00	4,526.79
December-23	4,526.79	461.14	0.00	0.00	4,065.65
January-24	4,065.65	165.68	0.00	0.00	3,899.97
February-24	3,899.97	784.52	1,533.99	0.00	4,649.44
March-24	4,649.44	362.82	784.52	0.00	5,071.14
April-24	5,071.14	620.82	0.00	0.00	4,450.32
May-24	4,450.32	567.03	100.00	0.00	3,983.29
June-24	3,983.29	265.00	0.00	0.00	3,718.29
July-24	3,718.29	495.19	0.00	0.00	3,223.10
August-24	3,223.10	1959.98	2,458.04	0.00	3,721.16
September-24	3,721.16	148.86	0.00	0.00	3,572.30
October-24	3,572.30	168.74	1,497.84	0.00	4,901.40
November-24	4,901.40	109.24	168.74	0.00	4,960.90
December-24	4,960.90	157.72	0.00	0.00	4,803.18
January-25	4,803.18	1,095.00	0.00	0.00	3,708.18
February-25	3,708.18	229.69	1,325.72	0.00	4,804.21

March-25	4804.21	0	0	0.00	4,804.21
April-25	4804.21	1.00	0	0.00	4,803.21

BUILDING FUND

American National Bank

Account MM #5000119

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
November-23	1,388,523.71	214,549.58	3,903.90	3112.88	1,180,990.91	
December-23	1,180,990.91	7,775.02	54,657.73	3057.01	1,230,930.63	
January-24	1,230,930.63	0.00	171,421.47	4323.79	1,406,675.89	
February-24	1,406,675.89	13,338.00	82,945.75	5350.84	1,481,634.48	
March-24	1,481,634.48	2,954.50	24,040.62	5939.23	1,508,659.83	
April-24	1,508,659.83	16,000.00	90,298.44	5935.81	1,588,894.08	
May-23	1,588,894.08	0.00	316,842.14	7679.99	1,913,416.21	
June-24	1,913,416.21	145,295.00	38,261.03	6879.85	1,813,262.09	
July-24	1,813,262.09	46,973.46	216,523.50	7476.58	1,990,288.71	
August-24	1,990,288.71	71,006.54	157,073.59	8416.22	2,084,771.98	
September-24	2,084,771.98	184,999.00	247,188.83	7412.47	2,154,374.28	
October-24	2,154,374.28	12,669.04	24,151.74	7807.33	2,173,664.31	
November-24	2,173,664.31	0.00	7,536.79	7563.00	2,188,764.10	
December-25	2,188,764.10	0.00	34,077.24	7193.38	2,230,034.72	
January-25	2,230,034.72	49,260.26	137,243.03	8128.67	2,326,146.16	
February-25	2,326,146.16	13,428.29	236,999.40	7514.06	2,557,231.33	
March-25	2,557,231.33	0.00	24,653.73	8010.17	2,589,895.23	3.95 APY
April-25	2,589,895.23	39,090.48	205,875.09	8590.02	2,765,269.86	

BOND FUND

American National Bank

Account MM #3188887

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
November-23	16,954.33	0.00	0.00	3.20	16,957.53	
December-23	16,957.53	0.00	0.00	3.31	16,960.84	
January-24	16,960.84	0.00	0.00	3.31	16,964.15	
February-24	16,964.15	0.00	0.00	3.10	16,967.25	
March-24	16,967.25	0.00	0.00	3.31	16,970.56	
April-24	16,970.56	0.00	0.00	47.85	17,018.41	
May-24	17,018.41	0.00	0.00	74.49	17,092.90	
June-24	17,092.90	0.00	0.00	63.48	17,156.38	
July-24	17,156.38	0.00	0.00	70.54	17,226.92	
August-24	17,226.92	0.00	0.00	75.60	17,302.32	
September-24	17,302.32	0.00	0.00	61.81	17,364.13	
October-24	17,364.13	0.00	0.00	65.03	17,429.16	
November-24	17,429.16	0.00	0.00	62.80	17,491.96	

December-24	17,491.96	0.00	0.00	58.94	17,550.90	
January-25	17,550.90	0.00	0.00	63.10	17,614.00	
February-25	17,614.00	0.00	0.00	53.73	17,667.73	
March-25	17,667.73	0.00	0.00	55.82	17,723.55	4.05 APY
April -25	17,723.55	0.00	0.00	57.93	17,781.48	

QUAL CAP PURP

**American National Bank
Savings Account #7005153**

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
November-23	10,766.07	0.00	0.00	0.44	10,766.51	
December-23	10,766.51	0.00	10,762.54	0.63	21,529.68	
January-24	21,529.68	0.00	36,763.52	1.77	58,294.97	
February-24	58,294.97	0.00	17,016.92	2.66	75,314.55	
March-24	75,314.55	0.00	4,885.41	3.32	80,203.28	
April-24	80,203.28	0.00	19,749.36	259.46	100,212.10	
May-24	100,212.10	0.00	69,580.36	655.99	170,448.45	
June-24	170,448.45	300.00	8,406.54	653.12	179,208.11	
July-24	179,208.11	745.26	1,511.41	738.50	180,712.76	
August-24	180,712.76	10,800.00	6,705.74	784.84	177,403.34	
Septmber-24	177,403.34	0.00	54,372.46	753.94	232,529.74	
October-24	232,529.74	0.00	4,706.13	880.82	238,116.69	
November-24	238,116.69	0.00	1,304.85	860.92	240,282.46	
December-25	240,282.46	0.00	7,349.92	821.16	248,453.54	
January-25	248,453.54	0.00	35,914.97	976.05	285,344.56	
February-25	285,344.56	3,600.44	50,745.75	980.26	333,470.13	
March-25	333,470.13	0.00	5,303.63	1061.64	339,835.40	4.05 APY
April-25	339,835.40	0.00	44,099.46	1181.08	385,115.94	

DEPRECIATION

**American National Bank
Account MM #50000107**

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
November-23	4452.23	0	0	0.84	4453.07	
December-23	4453.07	0	0	0.87	4453.94	
January-24	4453.94	0	0	0.87	4454.81	
February-24	4454.81	0	0	0.81	4455.62	
March-24	4455.62	0	0	0.87	4456.49	
April-24	4456.49	0	0	12.57	4469.06	
May-24	4469.06	0	0	19.56	4488.62	
June-24	4488.62	0	0	16.67	4505.29	
July-24	4505.29	0	0	18.52	4523.81	
August-24	4523.81	0	0	19.8	4543.61	
September-24	4543.61	0	0	16.23	4559.84	

October-24	4559.84	0	0	17.08	4576.92	
November-24	4576.92	0	0	16.49	4593.41	
December-24	4593.41	0	0	15.48	4608.89	
January-25	4608.89	0	0	16.57	4625.46	
February-25	4625.46	0	0	14.11	4639.57	
March-25	4639.57	0	0	14.66	4654.23	4.05 APY
April-25	4654.23	0	0	15.21	4669.44	

**EMPLOYEE
BENEFIT FUND**

Savings Account #70005160

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
November-23	498.09	0	0	0.02	498.11	
December-23	498.11	0	0	0.02	498.13	
January-24	498.13	0	0	0.02	498.15	
February-24	498.15	0	0	0.02	498.17	
March-24	498.17	0	0	0.02	498.19	
April-24	498.19	0	0	1.38	499.57	
May-24	499.57	0	0	2.19	501.76	
June-24	501.76	0	0	1.86	503.62	
July-24	503.62	0	0	2.07	505.69	
August-24	505.69	0	0	2.22	507.91	
September-24	507.91	0	0	1.81	509.72	
October-24	509.72	0	0	1.91	511.63	
November-24	511.63	0	0	1.84	513.47	
December-24	513.47	0	0	1.73	515.20	
January-25	515.20	0	0	1.86	517.06	
February-25	517.06	0	0	1.57	518.63	
March -25	518.63	0	0	1.64	520.27	4.05 APY
April-25	520.27	0	0	1.70	521.97	

CONTINGENCY FUND

American National Bank

Savings Account #7005174

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
November-23	2804.06	0	3.56	0.12	2,807.74	
December-23	2807.74	0	3.45	0.12	2,811.31	
January-24	2811.31	0	3.56	0.12	2,814.99	
February-24	2814.99	0	3.56	0.11	2,818.66	
March-24	2818.66	0	4.36	0.12	2,823.14	
April-24	2823.14	0	2.53	7.83	2,833.50	
May-24	2833.5	0	68.38	12.59	2,914.47	
June-24	2914.47	0	0	10.82	2,925.29	
July-24	2925.29	0	80.21	12.14	3,017.64	
August	3017.64	0	81.52	13.28	3,112.44	

September-24	3112.44	0	0	11.12	3,123.56	
October-24	3123.56	0	39.45	11.83	3,174.84	
November-24	3174.84	0	199.79	11.72	3,386.35	
December-25	3386.35	0	0	11.41	3,397.76	
January-25	3397.76	0	40.76	12.30	3,450.82	
February-25	3450.82	0	40.76	10.62	3,502.20	
March-25	3502.2	0	48.65	11.10	3,561.95	APY 4.05
April-25	3561.95	0	70.08	11.70	3,643.73	
CD #001120027210 TFB 12,000(3/10/2026)						

Activity Account-Main Street Bank

Acct. #29284

Month	Beginning Balance	Expenditures	Receipts	Interest	Ending Balance
September 24	32,746.75	48,392.51	48,608.22	12.01	32,962.46
October 24	32,962.46	40,131.53	30,562.88	9.27	23,393.81
November 24	23,393.81	40,243.65	44,921.01	10.14	28,071.17
December 24	28,071.17	33,497.83	23,408.68	8.46	17,982.02
January 25	17,982.02	54,847.12	92,589.05	11.71	55,723.95
February 25	55,723.95	47,360.63	15,354.18	13.77	23,717.50
March 25	23,717.50	12,007.18	5,733.62	6.37	17,443.94
April 25	17,443.94	30,783.14	42,999.00	7.81	29,659.80
May 25	29,659.80	35,528.14	55,837.57	14.59	49,969.23

Lunch Account-Main Street Bank

Acct. #29281

Month	Beginning Balance	Expenditures	Receipts	Interest	Ending Balance
September 24	17,456.51	19,654.16	25,812.57	6.09	23,614.92
October 24	23,614.92	15,947.11	10,663.63	6.73	18,331.44
November 24	18,331.44	53,001.27	56,034.88	9.67	21,365.05
December 24	21,365.05	11,134.39	28,064.50	8.46	38,295.16
January 25	38,295.16	32,364.40	26,233.31	8.80	32,164.07
February 25	32,164.07	31,858.71	26,833.24	5.63	27,138.60
March 25	27,138.60	45,759.55	26,409.23	7.68	7,788.28
April 25	7,788.28	63,511.02	101,991.81	7.87	43,269.07
May 25	43,269.07	38,632.57	34,632.57	16.27	42,406.43

SCHOOL BOARD MEETING JUNE REPORT FROM PRINCIPAL – RICK LESTER

Below are dates and events that I thought you would be interested in:

- Summer school started on Monday, June 2, 2025 and ends on Thursday, June 26, 2025. We have 3 students taking summer school with each student taking a semester of two classes.
- Drivers education class started on Monday, June 2, 2025 and will conclude on Thursday, June 5, 2025. We have 18 JCC students taking driver's education.
- WOW!! My last school board report...Thank you for all your support and I look forward to watching our district progress for the students of our communities. Thank you for all you do for our district!

June Board Report

- Report cards have been mailed to students. We are trying to collect some fees from a few students. Hopefully, we will get this taken care of soon.
- The Middle School Academic Awards Program and the 4th & 5th grade Thunderbird Assembly were held on Wednesday, May 21st, in the Middle School gym. Many students were recognized by their teachers for academic achievements and other accomplishments that were earned throughout the year.
- We had several 5th and 8th-grade students who earned the President's Award for Educational Excellence. This award recognizes academic success in the classroom as each of these 5th & 8th-grade students maintained a grade of 90% or above throughout the school year and scored in the 85th percentile on a national assessment in math or reading. Students who earned this award were 8th graders: Damian Andrade, Jackson Gottula, Hadley Hartman, Wyatt Lueders, and Elliott Werner. 5th graders: Hazel Arguello, Joey Burki, Selena Cabrales, Rylin Campbell-Thies, Alivia Gottula, Alan Herrie, and Evelyn Little. Each of these students was honored with a certificate of achievement and a pin.
- We recognized several students, grades 4-8, for academic excellence for both the 1st and 2nd semester. These students earned a place on the Honor Roll w/All A's 1st and/or 2nd semester(s). 8th grade student(s): Jackson Gottula. 7th grade students: Edith Blomstedt, Brynn Weber, Lila Britt, Timothy Johns-Hinrichsen, and Angel Lara Rojas. 6th grade students: Jude Fricke, Ada Goodrich, Presley Juilfs, and Ian Robeson. 5th grade students: Rylin Campbell-Thies, Alivia Gottula, and Evelyn Little. 4th grade students: Ethan Barnes, Reagan Bischoff, Lily Bilslend, Brylee Cropp, Jacob Griess, Emma McCoppin, Bristol Meints, Baylee Shirley, and Beau Winslow.
- 4th grade Thunderbirds of the year were: Ethan Barnes, Lily Bilslend, Reagan Bischoff, Emma McCoppin, Josie McCoy, Bristol Meints, Baylee Shirley, and Sophia Veras. 5th grade Thunderbirds of the year were: Harper Beck, Nora Britt, Selena Cabrales, Nathaly Hurtado-Arellano, Evelyn Little, Abby Oenbring, Genesis Reyes, and Everly Rojas.
- We had our last House activity of the year during the last week of school. We held the 3rd annual House Olympiad, where Houses competed against each other in a variety of contests.

Garrett Collin
Activities Report
June 11th, 2025

Updated Weight Room Information

- June 2 - August 1
- Open Monday - Friday
- Session 1: 6:30AM - 7:30AM (HS BOYS)
- Session 2: 7:30AM - 8:30AM (HS GIRLS)
- Session 3: 8:30AM - 9:30AM (JH MIXED)
- Session 4: 6:00PM - 7:00PM (OPEN MIXED)
- Athletes are strongly encouraged to come to their scheduled session.
- They are encouraged to come 4 out of the 5 days a week
- There are two coaches covering each session
- “Gold Standard” is 35 out of 45 days.

****I had a sales rep from “Turf Tank” come down on May 28th to do a demo on their line painting machine. It was pretty impressive! This is a subscription based service.**

- You could buy the machine outright for about \$26K
- 95% of customers use the subscription service for a couple reasons:
 - Upgrade, downgrade at anytime
 - Not a large upfront purchase
 - Always covered under warranty
- \$7,500 per year (includes white paint)
- Comes with one free logo and another free one if we sign by Friday
- This would do all lines, hash marks, numbers and any endzone/midfield logos
 - If you chose, you could buy school colored paint and paint our school logos on the field.
- You could also use it to paint the practice field
- Other schools who use this:
 - Alliance Schools
 - Adams Central Schools
 - Arthur Schools
 - Ashland-Greenwood Schools
 - Bridgeport Schools
 - Bennington Schools
 - Brady Schools
 - Callaway Schools
 - Centura Schools
 - Clarkson-Leigh Schools
 - Crete Schools

- Fillmore Central Schools
- Freeman Schools
- Gothenburg Schools
- Gering Schools
- Gibbon Schools
- Hartington-Newcastle Schools
- Hershey Schools
- Litchfield Schools
- Logan View Schools
- Loup City Schools
- McCook Schools
- Univ. Of Nebraska-Lincoln
- Norfolk Schools
- North Bend Schools
- Oakland Craig Schools
- Pender Schools
- Ponca Schools
- Schuyler Schools
- Stapleton Schools
- Superior Schools
- Sutton Schools
- Wahoo Schools
- Wood River Schools

****The work has begun in the gym and it will be closed until July 6th.**



DAY!!!

1

Like Comment Send Share



4

1 comment 1 share

Like Comment Send Share





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AG

PIRIT OF *RACE*



FORZA FORMULA

Mr. Rother
June 2025
Superintendent & Tecumseh Site Elementary Board Report

Chief Buildings

On Monday, June 9, I met with Mr. Justin Sanford and Mr. Todd Kleint of Chief Construction in Lincoln. We discussed JCC's past bond building plans and future building plans. We also discussed the feasibility and cost for "metal" construction of the facilities. In order to get cost per square foot, they would need to send the plans along to their building team. Mr. Sanford was very familiar with Tim Ripp and had known him for quite some time. He said quite explicitly that Mr. Ripp is one of the best in the business. They asked for permission to reach out to Tim to discuss the plans and how metal construction would apply to the plans.

2026-2026 Handbooks and Drug Testing

The principals and I will be discussing modifying how we respond to positive drug tests and students caught with vape/tobacco/drug/alcohol products on campus.

Summer Training

JCC's Administrative team attended ESU4's Leaders Retreat on June 2. The retreat focused on "Fierce Conversations". This training is based on the book "Fierce Conversations" by Susan Scott.

JCC's Administrative team and Counselors attended the ESU4 data retreat on June 3 and 4. During this workshop, the team focused on being able to access all JCC student data. Mrs. Bacon and Dr. Rademacher identified four goals for school improvement:

- Student Growth in Literacy.
- Revision of Nebraska MTSS (Multi-Tiered Systems of Support).
- Comprehensive Education Opportunities.
 - College.
 - Preschool.
 - Athletic.
 - Social-Emotional Learning.
- Facilities.

Mrs. Bacon, Dr. Rademacher and myself attended the CIP (Continuous Improvement Process) workshop at ESU5 in Beatrice on June 11. As JCC is having a 5-year CIP external visit this school year, we are preparing our documentation, goals and data for the visit.

2024-2025 SPED Population

146 Students

Autism = 7.5%

Deaf/Hard of Hearing = 0.7%

Developmental Delay = 7.5%

Emotional Disturbance = 2.0%

Intellectual Disability = 5.5%
Other Health Impairment = 3.4%
Specific Learning Disability = 56.2%
Speech Language Impairment = 17.1%

Developmental Delay = When a child does not reach certain developmental milestones at the expected age, compared to other children of the same age. These delays can affect areas like motor skills, speech and language, cognitive abilities, social skills, and play.

Emotional Disturbance = A broad term referring to various mental health conditions that negatively impact a person's ability to cope with emotions and interact with others. It can encompass a range of behaviors, from difficulties in learning and forming relationships to exhibiting inappropriate behaviors or feelings. Specific examples include anxiety disorders, bipolar disorder, conduct disorder, eating disorders, and psychotic disorders.

Intellectual Disability = Intellectual disability is identified by significant limitations in both intellectual functioning and adaptive behavior.

- Down syndrome: A genetic condition caused by an extra copy of chromosome 21, often associated with intellectual disability and characteristic physical features.
- Fragile X syndrome: A genetic condition caused by a mutation in the FMR1 gene, leading to intellectual disability and sometimes associated with autism.
- Fetal Alcohol Spectrum Disorder (FASD): A range of disorders caused by alcohol consumption during pregnancy, which can affect brain development and lead to intellectual disability.
- Autism: A neurodevelopmental condition characterized by challenges in social interaction, communication, and repetitive behaviors. While many individuals with autism may have intellectual disabilities, it's not always the case, according to Evolve Psychology.
- Prader-Willi syndrome: A genetic condition caused by a problem on chromosome 15, often leading to intellectual disability and associated with feeding difficulties and a strong appetite.
- Cerebral palsy: A neurological disorder that affects motor control, and in some cases, can be associated with intellectual disability.
- Epilepsy: A neurological condition characterized by seizures, which can sometimes be associated with intellectual disability.
- Phenylketonuria (PKU): A metabolic disorder that, if untreated, can lead to intellectual disability.
- Apert syndrome: A rare genetic condition that can cause intellectual disability along with malformations of the head, fingers, and toes.
- Williams syndrome: A genetic condition characterized by unique physical features, intellectual disabilities, and developmental delays.

Other Health Impairment = Children with chronic or acute health problems that affect their ability to learn. These problems can impact a child's strength, vitality, or alertness in a way that negatively impacts their educational performance.

- Epilepsy: A neurological disorder characterized by recurrent seizures.
- Diabetes: A metabolic disorder that affects how the body uses blood sugar.
- Tourette syndrome: A neurological disorder that causes involuntary movements and sounds (tics).
- Lead poisoning: A condition caused by exposure to lead, which can affect various organ systems.
- Attention Deficit Hyperactivity Disorder (ADHD): A neurodevelopmental disorder characterized by inattention, hyperactivity, and impulsivity.
- Hemophilia: A bleeding disorder where blood doesn't clot properly.
- Leukemia: A type of cancer that affects the blood-forming tissues.
- Sickle cell anemia: A genetic blood disorder that affects red blood cells.
- Kidney disease (Nephritis): A condition affecting the kidneys.
- Rheumatic fever: A disease that can cause heart damage.
- Traumatic brain injury: Damage to the brain caused by an injury.
- Asthma: A chronic respiratory disease that causes inflammation and narrowing of the airways.
- Heart conditions: Various conditions affecting the heart.
- Acquired brain injury: Brain damage that occurs after birth.

Specific Learning Disability = A neurodevelopmental disorder that affects one or more of the basic psychological processes involved in understanding or using language, spoken or written, which may manifest as difficulties in listening, speaking, reading, writing, spelling, or doing mathematics. These difficulties are specific to certain areas of learning and are not caused by other factors like visual or hearing impairments, intellectual disabilities, or environmental issues.

- Dyslexia: Difficulty with reading and writing.
- Dysgraphia: Difficulty with writing.
- Dyscalculia: Difficulty with math).
- Auditory processing disorder.
- Language processing disorder.
- Nonverbal learning disabilities.

Activities Financials

Activity	Expenses	Revenues	Coaches/ Sponsors	TOTAL
Football (JH,JV,V)	\$16,881.02	\$5,341.01	\$28,375.00	\$39,915.01
Volleyball (JH,JV,V)	\$6,775.47	\$6,770.17	\$23,030.00	\$23,035.30

Basketball (B/G,JH,JV,V)	\$20,904.65	\$11,641.28	\$48,921.00	\$58,184.37
Track (B/G,JH,V)	\$19,661.22	\$17,280.00	\$35,747.00	\$38,12.822
Cross Country (B/G,JH,JV,V)	\$1,403.40	\$1,080.00	\$9,401.00	\$9,724.40
Golf (B/G,JV,V)	\$4,880.98	\$2,486.00	\$14,709.00	\$17,103.98
Wrestling (B/G,JH,JV,V)	\$43,755.71	\$5,801.32	\$38,767.00	\$76,721.39
Skills USA	\$9,137.18	\$7,419.65	\$3,450.00	\$5,167.53
Unified Sports (B/G,BWL,CHR,TF)	\$20.00	\$1,535.00	\$4,322.00	\$2,807.00
Bowling (B/G)	\$10,473.77	\$992.00	\$3,259.00	\$12,740.77
Cheerleading	\$12,060.98	\$0.00	\$9,041.00	\$21,101.98
FBLA	\$5,044.86	\$8,144.65	\$4,113.00	\$1,013.21
FFA	\$13,175.91	\$16,621.99	\$7,563.00	\$4,116.92
Academic Decathlon	\$1,223.40	\$1,388.90	\$1,763.00	\$1,597.50
Quiz Bowl	\$560.00	\$330.00	\$2,597.00	\$2,827.00
HOSA	\$2,121.15	\$1,411.00	\$3,317.00	\$4,027.15
College Access Grant	\$2,615.74	\$4,200.00	0.00	\$1,584.26

Staff Absences

I am currently working on 2nd semester student and staff data concerning absences.

6040

Prekindergarten (Preschool or Early Childhood) Program

The school board establishes a program to provide prekindergarten services to resident students, also referred to as an early childhood or preschool program. The school district will provide the program in compliance with state law and 92 NAC 11 (Nebraska Department of Education "Rule 11"). The availability of the program is subject to the district being able to employ and retain appropriate and qualified personnel.

Purpose. The purpose of the program is to promote the social, emotional, intellectual, language, physical, and aesthetic development and learning for the children served and to promote family development and support.

Age Participation. The program will be available to children of the following ages:

- Children who are 3 years of age on or before July 31 of the enrollment year;
- Children who are 4 years of age (on or before July 31 of the enrollment year) at the start of the enrollment year; and
- Children who are 5 years of age at the start of the enrollment year, so long as they do not turn 6 years of age prior to January 1 of that year (subject to the participation limitation below).

All enrollment is subject to capacity limitations and enrollment priorities established in this policy. Three-year-old children will only be offered half-day attendance.

Five-Year-Old Participation. Participation of 5-year-old students who will not turn 6 prior to January 1 of the enrollment year will be further limited to those students who have a raw score lower than 70 on the Brigance Early Childhood Screen III (3–5 years) attain a Total Score below the Cut-off Score on the Brigance Early Childhood Screen III (3–5 years).

Capacity Limitation. The maximum capacity for the program is 58 children. In the event where the total number of children registered for the program by July 15 rises above 58 51 children. In the event where the total number of children registered for the program by July 15 rises above 51, the district will only offer the program to children with the following priority for enrollment:

- Resident students;
- Four-year-olds;
- "At-risk" children (as defined by Rule 11);
- Qualified five-year-old students; and

- Three-year-olds.

If the program is at capacity after July 15, further enrollment applications will be denied. Exception: If an "at-risk child" (as defined by Rule 11) moves into the district and the program is at capacity, the child will be enrolled in the program. The last application received from a student who is not "at risk" will be withdrawn from the program.

Program Coordinator. The program will be coordinated by an individual qualified by law to be a Program Coordinator.

Program and Staff Requirements. All teachers and administrators in prekindergarten programs must hold a valid certificate or permit to teach issued by NDE except as otherwise allowed by law or Rule 11.

Participation and Inclusion. Participation of children and families in the program will be voluntary. The program will not exclude children verified as having disabilities and will include to the extent possible children of diverse social and economic characteristics.

Birth Certificates. Within 30 days of enrollment, parents or guardians must submit a certified copy of the child's birth certificate or other documentation in compliance with the Missing Children Identification Act (sections 43-2001 through 43-2012).

Instructional Hours. Each class in the program will operate a minimum of 12 instructional hours per week during the school year. Programs receiving grant funds pursuant to state law will operate a minimum of 450 instructional hours per school year.

Fees. The district may charge a fee for its program in accordance with the Policy 5045 - Student Fees, provided that the fee may not exceed the actual cost of the program. If the district charges a fee, it will also use a sliding fee scale in order to maximize the participation of economically and categorically diverse groups. The district may waive fees on the basis of need.

General Reports. The head administrator will include information about the program in the NDE approved data system. All early childhood data is due as specified by the data system calendar.

Early Childhood Program Report. An Early Childhood Program Report Form will be submitted annually by October 15 on the form required by NDE.

Planning. Each program will have a planning period that complies with the requirements of Rule 11.

Coordination with Existing Programs and Funding Sources. The district will develop, and keep on file, a written plan to show that the program will be coordinated or contracted with existing programs in compliance with Rule 11 requirements. The district will develop and keep on file a written plan to coordinate and use a combination of local, state, and federal funding sources including, but not limited to, those listed in Rule 11 in order to maximize the participation of economically and categorically diverse groups of children and to ensure that participating children and families have access to knowledge of comprehensive services that may be available.

Additional Rule 11 Requirements. Rule 11 includes additional requirements that are not included in this policy, including but not limited to requirements addressing family development and support; developmentally and culturally appropriate curriculum, practices, and assessment; evaluation and quality assurance; program staff; child/staff ratio and group size; facilities, equipment, health, and safety; meals and snacks, immunizations; supervision; toileting; infants and toddlers; Sixpence programs; and home-based programs. The district will comply with these additional requirements that are applicable to the program.

Special Education Act Compliance. Nothing in this policy allows the school district to fail to meet its responsibilities under the Special Education Act (section 79-1110 through 79-1167). To the extent there is any conflict between this policy or Rule 11 with the Special Education Act, the Act shall control.

Adopted on: July 10, 2024
Revised on: June 11, 2025
Reviewed on: April 9, 2025

OPTION AGREEMENT TO PURCHASE REAL ESTATE

This OPTION AGREEMENT TO PURCHASE REAL ESTATE (the "Agreement") is hereby entered into and made effective January 15, 2021, by and between **Johnson County School District No. 49-0050**, commonly known as **Johnson County Central Public Schools** ("Buyer") and **David and Suzanne Wilson** ("Seller") (collectively, the "Parties").

RECITALS

WHEREAS, Seller is the owner in fee simple absolute of certain real property consisting of approximately 52.3 acres, together with all improvements, located in Johnson County, Nebraska, and legally described as follows:

Outlot D, Shawnee Ridge Addition to the City of Tecumseh, Johnson County, Nebraska

(the "Property"); and

WHEREAS, Buyer desires to procure an option to purchase the Property upon the terms and provisions as set forth herein;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants, promises, and conditions set forth herein, the Parties agree as follows:

AGREEMENT

1. **Recital Incorporated Herein.** The foregoing recitals are incorporated herein by this reference with the same force and effect as if the same were set forth in the body of this Agreement section in their entirety.

2. **Exclusive Option to Purchase the Property.** Seller hereby grants Buyer the exclusive and irrevocable option to purchase the Property (the "Option") upon the terms and conditions set forth in this Agreement.

3. **Option Payment.** Upon execution of this Agreement, Buyer will pay Seller the total amount of Fifty Thousand Dollars (\$50,000) (the "Option Payment"). The Option Payment will not be deducted from the Purchase Price of the Property and is paid to Seller as consideration for entering into this Agreement and granting the Option herein.

4. **Right to Exercise Option.** The Option may be exercised by the Buyer, at its sole discretion, at any time at or before 11:59 pm on **January 15, 2026**, by personal delivery of notice in writing to Seller or by sending the same to the following address: 1109 North 5th Street, Tecumseh, Nebraska 68450. Any notice of Buyer exercising the Option will be deemed delivered to Seller upon deposit in the U.S. Mail, Certified, Return Receipt Requested, addressed to the above address.

5. **Term and Extension.** This Agreement shall be valid and remain in force for at least five (5) years following the effective date stated above and upon Buyer's exercise of the Option will be automatically extended until such time as the

Closing occurs. This Agreement may be extended for an additional two (2) years by Buyer paying Seller the amount of Thirty Thousand Dollars (\$30,000) (the "Extension Fee") by school district check at any time prior to expiration of the initial term stated herein.

6. **Purchase Price.** In consideration of Seller's agreement to convey the Property, and subject to the terms, conditions, and limitations of this Agreement, Buyer agrees to pay Seller the sum of Eight Hundred Thousand Dollars Only (\$800,000) (the "Purchase Price") at Closing.

7. **Closing.** Closing shall take place within ninety (90) days of Buyer's exercise of the Option. Buyer has the right to determine the time, date, and place of Closing. Time is of the essence of this Agreement.

8. **Title.** Within 30 days after Buyer has exercised its Option, the Seller shall deliver to Buyer a Certificate of Title or Title Abstract covering the Property that shall reflect that marketable fee simple title to the subject Property is vested in Seller and that the same is insurable by a title insurance company licensed to do business in the State of Nebraska. The Certificate or Abstract shall be subject only to taxes for the current year and those easements and encumbrances shown in the Limited Title Report dated October 1, 2020, attached hereto as Exhibit A and incorporated herein by this reference. If the Certificate or Abstract reflects any other exceptions to the title unacceptable to Buyer, Buyer shall notify the Seller in writing of any defects within 30 days (the "Title Review Period") and the Seller shall have up to 30 days in which to make the title good and marketable or insurable, and shall use due diligence in an effort to do so. If after using due diligence the Seller is unable to make the title acceptable to Buyer within 30 days, it shall be the option of the Buyer either to accept the title in its existing condition with no further obligation on the part of the Seller to correct any defect, or to cancel this Agreement. If this Agreement is cancelled pursuant to this paragraph, all money paid by the Buyer to the Seller upon the execution of this Agreement or upon any extension shall be returned to the Buyer, and this Agreement shall terminate without further obligation of either party to the other. If title is acceptable to Buyer, the Closing shall occur within 30 days after expiration of the Title Review Period.

9. **Title Insurance Policy.** Buyer may obtain title insurance insuring Buyer's interest in the Property in an amount equal to the Purchase Price subject only to (a) liens of current local property taxes, not yet due and payable; and (b) such covenants, conditions, and restrictions of record, public utility easements, and zoning ordinances which will not adversely affect the value of the Property for Buyer's intended use (hereinafter collectively referred to as "Title Insurance"). The premium for the Title Insurance shall be paid entirely by Buyer.

10. **Delivery of Deed.** At Closing, Seller shall deliver to Buyer a properly executed and acknowledged general warranty deed, substantially similar to the form attached hereto as Exhibit B, conveying marketable fee simple title to Buyer, free and clear of all liens, encumbrances, special assessments levied or assessed, and subject only to exceptions acceptable to Buyer.

11. **Possession.** Buyer shall be entitled to possession of the Property at Closing.

12. **Closing Costs.** The following fees and costs shall be shared equally by the Parties: (a) any fee that becomes payable upon recordation of the warranty deed conveying title to the Property from Seller to Buyer; (b) applicable Nebraska Documentary Stamp Taxes, if any, that become payable upon recordation of the warranty deed; and (c) any other closing costs.

13. **Taxes.** Seller shall be responsible for real estate taxes on the Property for all years prior to the year in which the Closing occurs. Real estate taxes for the calendar year in which the Closing occurs shall be prorated to the closing date. The real estate taxes shall be prorated on the basis of the most current assessment for the Property and based upon the most current tax levy as set by the Board of Equalization of Johnson County, Nebraska. Any property tax credit applicable to the Property under the Nebraska Property Tax Credit Act for the year of the date of possession shall be prorated to the date of possession. The credit shall be prorated on the basis of the most recently certified property tax credit available from the appropriate governing body at the time of closing. The most recently certified property tax credit shall be the prior year's certified property tax credit until a new credit is certified.

14. **Maintain Property.** Seller agrees to maintain the Property in its present condition until delivery of possession.

15. **Seller's Representations and Warranties.** Seller represents and warrants to Buyer as follows:

- a. **No Options or Rights of First Refusal.** The Property is free and clear of all liens and encumbrances not recorded. Additionally, and without limiting the foregoing, the Property is not encumbered in any way by any rights of first refusal, options to purchase, or any other preemptive right to purchase the Property.
- b. **No Hazardous Substances.** There has been no release, threatened release, presence, leak, spill, discharge, or emission of any "Hazardous Substance", to the surface water, groundwater, air, or soil at, on, or within the Property. As used herein, the term "Hazardous Substance" shall mean any substance which is or contains (1) any "hazardous substance" as now or hereafter defined in § 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. § 9601 et seq.) ("CERCLA") or any regulations promulgated under CERCLA; (2) any "hazardous waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 U.S.C. §6901 et seq.) ("RCRA") or regulations promulgated under RCRA; (3) any substance regulated by Toxic Substances Control Act (15 U.S.C. §2601 et seq.); (4) gasoline, diesel fuel, or other petroleum hydrocarbons; (5) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (6) polychlorinated biphenyls; (7) radon gas; and (8) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under any applicable federal or state laws relating to any of the Property. Hazardous substances shall

include, without limitation, any substance, the presence of which on the property, (a) requires reporting, investigation, or remediation under applicable law, (b) causes or threatens to cause a nuisance on the property or adjacent property or poses or threatens to pose a hazard to the health or safety of persons on the property or adjacent property; or (c) which, if emanated or migrated from the property, could constitute a trespass.

- c. **Survival.** All of Seller's representations and warranties contained in this Agreement shall survive the Closing and/or termination of this Agreement.

16. **Inspections and Testing.** Upon Buyer's exercise of its Option, Buyer and its employees and agents shall have the right to enter upon the Property and perform such tests and inspections as it deems necessary to determine suitability of the Property for its intended use. Buyer shall provide notice to Seller of the need to access the Property, and such notice shall be provided by phone call to (402) 335-3189 or (402) 335-0189 or text message to (402) 335-0189. Buyer shall restore the Property if (a) such tests alter the grade, compaction, or vegetation and (b) this Agreement fails to close for any reason. Buyer hereby agrees to indemnify, defend, and hold harmless Seller from and against: (i) any and all claims, actions, damages, or expenses (including attorney's fees) arising from Buyer's tests and/or inspections conducted on the Property (including personal injury, death, and property damage); and (ii) any mechanic's liens filed against the Property resulting from the Buyer's tests or inspections. The terms and conditions of this section shall survive the Closing and/or termination of this Agreement. The costs of these inspections will be paid by the Buyer.

- a. Buyer will notify Seller in writing within 30 days of the completion of any test or inspection (i) of any physical deficiencies that Buyer is requesting Seller correct ("Deficiency Notice"), or (ii) if the Buyer rejects the Property or personal property due to its unsatisfactory condition ("Rejection").
- b. If the Buyer does not provide the Seller with either of the notices indicated in the foregoing paragraph within 30 days of the completion of the test or inspection, the Property will be deemed acceptable to the Buyer.
- c. This Agreement will be null and void if the Buyer provides the Seller with a Rejection.
- d. Seller shall have five days to respond, in writing, to a Deficiency Notice from Buyer. Seller's failure to so respond shall give the Buyer the option to terminate this Agreement.
- e. By accepting the Property, Buyer does not waive, release, or relinquish any claims it might have against anyone for misrepresentation, concealment, fraud, or any other cause of action.

17. **Environmental Liability.** Nothing herein shall be construed to relieve Seller of liability arising from or related to the presence, release, threatened release, leak, spill, discharge, or emission of any "Hazardous Substance" to the surface water, groundwater, air, or soil at, on, or within the Property prior to the Closing Date. Further, nothing herein shall be construed to transfer liability, including without limitation any financial obligation or indemnity obligation, from Seller to Buyer arising from or related to the presence, release, threatened release, leak, spill, discharge, or emission of any "Hazardous Substance", to the surface water, groundwater, air, or soil at, on, or within the Property prior to the Closing Date. Seller expressly agrees that to the extent that there is any presence, release, threatened release, leak, spill, discharge, or emission of any "Hazardous Substance", to the surface water, groundwater, air, or soil at, on, or within the Property prior to the Closing Date, then: (a) a party other than Buyer was the "sole cause" of the presence, release, threatened release, leak, spill, discharge, or emission of such "Hazardous Substance" and the damages caused thereby; (b) Buyer did not actually know of the presence, release, threatened release, leak, spill, discharge, or emission of such "Hazardous Substance" prior to the Closing Date; and (c) Buyer undertook appropriate inquiry prior to the Closing Date to minimize its liability. The terms and conditions of this section shall survive the Closing and/or termination of this Agreement.

18. **Other Costs.** Except as otherwise expressly provided herein, Buyer and Seller shall pay their own respective attorney fees and other costs and expenses incurred in connection with the preparation, execution, and performance of this Agreement.

19. **No Brokers.** Neither Party has entered into any contract, arrangement, or understanding with any person or firm which may result in the obligation of either party to pay any finder's fee, brokerage, or agent's commission, or other like payment in connection with the negotiations leading to the execution of this Agreement or the consummation of the transactions contemplated hereby.

20. **Buyer's Conditions of Closing.** Buyer's obligation to close on the purchase of the Property is expressly conditioned upon the complete and timely fulfillment of the following at or prior to Closing:

- a. **Warranty Deed.** Buyer shall receive from Seller an executed and acknowledged warranty deed to the Property, substantially similar to the form attached hereto as Exhibit B, in accordance with section 10 of this Agreement.
- b. **Accuracy of Warranties.** All representations and warranties of Seller contained in this Agreement shall be true and correct at and as of Closing and Seller shall have performed all agreements and covenants and satisfied all conditions on its part to be performed or satisfied by Closing pursuant to the terms of this Agreement.

21. **Seller's Conditions of Closing.** Seller's obligation to perform hereunder is expressly conditioned upon the complete and timely fulfillment of the following at or prior to Closing:

- a. **Payment.** At Closing, Buyer shall deliver to Seller the Purchase Price in accordance with section 6 of this Agreement.

22. **Successors-in-Interest and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties, and each of their respective insurers, legal representatives, heirs, devisees, successors, assigns, personal representatives, and agents. Notwithstanding any provision to the contrary, the death of Seller will not terminate, diminish, or excuse any of Seller's obligations hereunder. Sellers shall not assign or otherwise dispose of this Agreement or any duty, right, or responsibility contemplated in this Agreement to any other person without the previous written consent of the District.

23. **No Third-Party Beneficiaries.** The Parties have entered into this Agreement solely and exclusively for their own benefit. This Agreement does not and is not intended to confer any right or remedies upon any person or entity other than the Parties. Nothing herein shall be construed to create any third-party beneficiary rights in any other person or entity not a Party hereto

24. **Counterparts.** This Agreement may be executed, acknowledged, delivered, and transmitted in counterparts, by facsimile process or otherwise, each of which when so executed, acknowledged, delivered, or transmitted shall be deemed an original, but all of such counterparts shall constitute one and the same instrument.

25. **Delivery of Documents.** This Agreement properly executed and any document or notice required or permitted to be delivered hereunder shall be in writing and shall be deemed delivered on the same day if personally delivered or two (2) days after deposit in the U.S. mail if delivered by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to Seller: David and Suzanne Wilson
1109 North 5th Street
Tecumseh, Nebraska 68450

If to Buyer: Johnson County Central Public Schools
Attn: Superintendent
358 North 6th Street
Tecumseh, NE 68450

or to such other address as any party shall specify by written notice so given. Notwithstanding the foregoing, any notice of Buyer exercising the Option will be deemed delivered to Seller as provided by section 4 above.

26. **Execution of Additional Documents.** The parties hereto will at any time, and from time to time after Closing, upon request of the other party, execute, acknowledge, and deliver all such further acts, deeds, assignments, transfers, conveyances, powers of attorney, and assurances as may be required to carry out the intent of this Agreement, and to transfer and vest title to the Property, and to protect the right, title, and interest in and enjoyment of the Property assigned, transferred, and conveyed to Buyer pursuant to this Agreement; provided, however, this Agreement shall be effective regardless of whether any such additional documents are executed.

27. **Assignment.** Seller shall not assign any right or delegate any obligation arising hereunder without the prior written consent of Buyer.

28. **Governing Law.** All aspects of this Agreement shall be governed by and construed in accordance with the internal laws of the State of Nebraska, without regard to its choice of law rules.

29. **Severability.** If for any reason whatsoever, any one or more of the provisions of this Agreement shall be held or deemed to be inoperative, unenforceable, or invalid as applied to any particular case or in all cases, such circumstances shall not have the effect of rendering such provision invalid in any other case or of rendering any other provision of this Agreement inoperative, unenforceable or invalid.

30. **Waiver.** By written notice to the other, either Party hereto may: (a) extend the time for the performance of any of the obligations or other actions of the other under this Agreement; (b) waive any inaccuracy in the representations or warranties of the other contained in this Agreement or in any document delivered pursuant to this Agreement; (c) waive compliance with any condition or covenant of the other contained in this Agreement; or (d) waive performance of any obligation of the other under this Agreement. Except as provided in the preceding sentence, no action taken pursuant to this Agreement, including, without limitation, any investigation by or on behalf of any Party, shall be deemed to constitute a waiver by the Party taking such action of compliance with any representation, warranty, covenant or agreement contained in this Agreement. The waiver by any Party hereto of a breach of any provision hereunder (i) shall not be effective unless in writing and signed by an authorized representative of the waiving Party, and (ii) shall not operate or be construed as a waiver of any prior or subsequent breach of the same or any other provision hereunder.

31. **Construction.** All parties have cooperated in the drafting and preparation of this Agreement. Thus, this Agreement should not be construed against or for any party.

32. **Recording.** Contemporaneously with the execution hereof, the Parties agree to execute a Memorandum of Option to Purchase in the form attached hereto as Exhibit C, which is incorporated herein by this reference, and record the same with the Johnson County, Nebraska, Register of Deeds. Buyer shall be responsible for all fees assessed in connection with the recording of such Memorandum of Option to Purchase.

33. **Entire Agreement.** This Agreement, together with the exhibits attached hereto and all other documents to be delivered pursuant hereto, constitute the complete and exclusive written expression of the terms and conditions of the agreement among the Parties and supersedes all prior or contemporaneous proposals, agreements, understandings, negotiations and discussions, oral or written, between the Parties pertaining to the subject matter hereof. This Agreement may not in any way be explained, supplemented, or modified by: (a) any prior or existing course of dealing; (b) any prior performance of the Parties; or (c) any other

method, unless amended in a writing signed by duly authorized representatives of Buyer and Seller.

IN WITNESS WHEREOF, the Parties have caused this OPTION AGREEMENT TO PURCHASE REAL ESTATE to be effective as of the date set forth above.

BUYER:

Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools

By: Kim Wellensiek
Kim Wellensiek,
President of the Board of Education
Johnson County Central Public Schools



STATE OF NEBRASKA)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me this 13th day of January, 2021, by Kim Wellensiek, President of the Board of Education of Johnson County Central Public Schools.

Laurie L. Badertscher
Notary Public

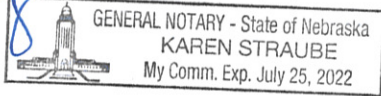
SELLER:

David Wilson

David Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by David Wilson.



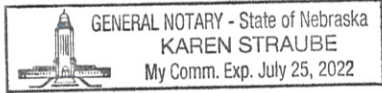
Karen Straube
Notary Public

Suzanne Wilson

Suzanne Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by Suzanne Wilson.



Karen Straube
Notary Public

Exhibit A

[INSERT LIMITED TITLE REPORT

BY NEBRASKA TITLE CO. DATED OCTOBER 1, 2020]



NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: AUB0000683

TO: Johnson County Central Public Schools

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Johnson County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

Outlot D, Shawnee Ridge, Tecumseh, Johnson County, Nebraska, EXCEPT State of Nebraska Highway right of way.

GRANTEE IN LAST DEED OF RECORD:

David L. Wilson and Suzanne Wilson (Warranty Deed recorded April 7, 2009 in Book 56, Page 572)

UNRELEASED LIENS OF RECORD:

None of record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

Against David L. Wilson to date - NONE
Against Suzanne Wilson to date - NONE

TAXES/ASSESSMENTS:

2018 and all prior years - paid in full
2019 in the amount of \$2,952.34 - all paid
Parcel ID No.: 490082435
Assessed Value: \$152,532.00

EASEMENTS AND RESTRICTIONS OF RECORD:

- a. Easement for Right-of-Way to the City of Tecumseh recorded December 26, 1935 in Book 20, Page 149.
- b. Deed to the State of Nebraska recorded July 2, 1941 in Book 28, Page 608.
- c. Easement to the State of Nebraska recorded July 2, 1941 in Book 21, Page 556.
- d. Ordinance #528 Annexing Real Estate to the City of Tecumseh dated August 14, 1967, recorded August 1, 1974 in Book 33, Page 22. Survey of Annexation Plat recorded August 18, 1967 in Book 24, Page 763.
- e. Right-of-Way Easement to the City of Tecumseh recorded December 12, 1978 in Book 34, Page 451.
- f. Plat and Protective Covenants for Shawnee Ridge recorded April 15, 1999 in Book 42, Page 82.

Effective Date: October 1, 2020 at 8:00 am

Nebraska Title Company

A handwritten signature in black ink, appearing to read "Daniel J. Johnson", written over a horizontal line.

By

Registered Abstractor

Please direct inquiries to: Christopher Andregg

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

STATE OF NEBRASKA, SS
JOHNSON COUNTY

Filed for record in the
County Clerk's office this
7 day of April 2009
at 2:20 o'clock P.M. and
recorded in Book 56
Page 572.

NEBRASKA DOCUMENTARY
STAMP TAX
April 7, 2009
236.25 By [Signature]

Kathleen M. Derven
County Clerk
[Signature]
Deputy

JOINT TENANCY WARRANTY DEED

LAYNE, LLC, A Nebraska Limited Liability Company,

GRANTOR, in consideration of

One Dollar and other good and valuable consideration,

received from GRANTEES,

DAVID L. WILSON AND SUZANNE WILSON, HUSBAND AND WIFE,

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Outlot D, Shawnee Ridge, Tecumseh, Johnson County, Nebraska, EXCEPT State of Nebraska Highway right of way.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR

1. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
2. has legal power and lawful authority to convey the same; and
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: APRIL 3, 2009.

LAYNE, LLC, Grantor

[Signature]
By: Robert L. Benes, Member

State of Nebraska, County of Lancaster -- ss.

The foregoing Joint Tenancy Warranty Deed was acknowledged before me on APRIL 3, 2009, by Robert L. Benes, Member on behalf of LAYNE, LLC, A Nebraska Limited Liability Company.


GENERAL NOTARY - State of Nebraska
BENJAMIN D. GERDES
My Comm. Exp. Aug. 29, 2010

[Signature]
Notary Public
My commission expires AUGUST 29, 2010

Nebraska Taxes Online

Tax Statement

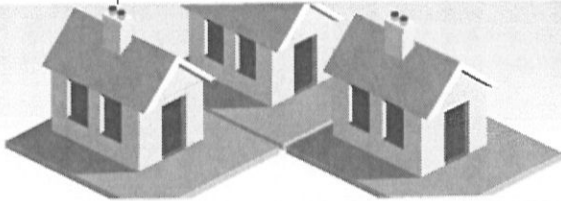
Served by WEBSERVER-1

Search 

Johnson County

 0  Step 4 of 8

Perm ID	Name	Legal
490082435	WILSON, DAVID L & SUZANNE 1109 N 5TH ST TECUMSEH NE 68450-2031	TECUMSEH -- SHAWNEE RIDGE ADDN OUTLOT D (52.3A) 52.300 ACRES



Levy Graph 

Value Graph 

Tax Graph 

Year	Statement	Value	Tax	Exemption	Net Tax	Balance Due
2019	002585	\$ 152,532	\$ 3,142.98	- \$ 190.64	\$ 2,952.34	\$ 0.00
2018	002579	\$ 152,532	\$ 3,078.24	- \$ 158.34	\$ 2,919.90	\$ 0.00
2017	004254	\$ 152,532	\$ 3,059.84	- \$ 161.00	\$ 2,898.84	\$ 0.00
2016	004244	\$ 152,174	\$ 2,932.84	- \$ 136.30	\$ 2,796.54	\$ 0.00
2015	002697	\$ 147,240	\$ 2,838.32	- \$ 138.54	\$ 2,699.78	\$ 0.00
2014	004262	\$ 126,790	\$ 2,565.74	- \$ 90.70	\$ 2,475.04	\$ 0.00
2013	004249	\$ 102,950	\$ 2,210.68	- \$ 67.92	\$ 2,142.76	\$ 0.00
2012	004240	\$ 88,310	\$ 1,931.86	- \$ 63.14	\$ 1,868.72	\$ 0.00
2011	004236	\$ 69,620	\$ 1,557.88	- \$ 52.44	\$ 1,505.44	\$ 0.00
2010	004234	\$ 69,620	\$ 1,544.46	- \$ 54.94	\$ 1,489.52	\$ 0.00
2009	004228	\$ 69,620	\$ 1,546.06	- \$ 57.24	\$ 1,488.82	\$ 0.00
2008	000127	\$ 69,620	\$ 1,541.28	- \$ 59.96	\$ 1,481.32	\$ 0.00
2007	000131	\$ 92,830	\$ 2,071.38	- \$ 77.26	\$ 1,994.12	\$ 0.00
2006	002571	\$ 61,100	\$ 1,291.68	\$ 0.00	\$ 1,291.68	\$ 0.00
2005	002559	\$ 61,100	\$ 1,223.14	\$ 0.00	\$ 1,223.14	\$ 0.00
2004	002541	\$ 61,100	\$ 1,322.36	\$ 0.00	\$ 1,322.36	\$ 0.00
2003	002719	\$ 61,100	\$ 1,297.52	\$ 0.00	\$ 1,297.52	\$ 0.00
2002	002553	\$ 61,100	\$ 1,177.72	\$ 0.00	\$ 1,177.72	\$ 0.00
2001	002570	\$ 104,600	\$ 2,081.38	\$ 0.00	\$ 2,081.38	\$ 0.00

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EASEMENT OF RIGHT OF WAY

EASEMENT FOR RIGHT-OF-WAY

DALE S. HOLDEN & WIFE
TO
CITY OF TECUMSEH

FILED DECEMBER 26, 1935
AT 3 O'CLOCK P. M.

C. E. STEWART, CO. CLK.

For and in consideration of the payment to be made by the grantee herein to the grantor of fifty cents (\$.50) for each pole placed in grantor's land and the further permission by the grantee of the right to grantor to attach wires for fence to said poles so long as pole line of grantee remains on land of grantor, the undersigned, being the owner of the following described land, to wit:

The Fractional Northeast Quarter (Fractional NE $\frac{1}{4}$) of Section Twenty-eight (28), Township Five (5), Range Eleven (11), Johnson County, Nebraska,

on behalf of themselves, their successors, heirs and assigns, do hereby grant and convey to the City of Tecumseh, Nebraska, a municipal corporation, its successors and assigns, perpetual right to construct and maintain its electric lines, poles, crossarms, wires and braces on grantor's land aforesaid adjacent to the highways on the east side of said land so that the roadside of said poles will be even with the boundary line of said highway as same appears on record in said county, and the further right to set additional poles at a distance not to exceed six (6) feet west of said boundary line at such points where an angle may be formed by said electric line, together with the right to maintain its wires, crossarms and braces a distance of six (6) feet from the electric pole extending over said property, and the right to enter said premises for the purpose of repairing, replacing and maintaining said electric lines; also the right to keep the wires free from interference from trees, provided that said City of Tecumseh shall maintain all wires and crossarms at least twelve above the ground and shall pay the grantor for all damages, if any, done to crops or pasture in repairing or maintaining said line.

Dated this 24th day of December, 1935.

Witness:

James Livingston

Dale S. Holden
Mrs. Helen Holden

State of Nebraska }
County of Johnson } SS.
Johnson

Before me, a Notary Public, duly commissioned and qualified in and for said County, appeared Dales S. Holden and Mrs. Helen Holden, his wife, to me personally known to be the persons aforesaid, who hereby acknowledge their signatures to the foregoing instrument and acknowledge the same to be their voluntary act and deed.

{ JAMES LIVINGSTON }
{ NOTARIAL SEAL }
{ COMMISSION EXPIRES }
{ JAN. 13, 1937 }
{ JOHNSON COUNTY }
{ NEBRASKA }

James Livingston
Notary Public.

My commission expires January 13, th. , 1937.

DEED RECORD No. 28

(HUFFMAN NO. 100 DEED—CONTAINING 288 PRINTED WORDS)

The Augustine Co., County Supplier, Grand Island, Nebr.

FROM
DALE SCOTT HOLDEN ET UX
TO
STATE OF NEBRASKA

STATE OF NEBRASKA, } ss. Entered in Numerical Index and filed for record in
Johnson County, } the County Clerk's office of said
County the 2nd day of July 1941 at 4 o'clock and 47
minutes P. M. and recorded in Book 28 page 608 of Deeds.
C. E. STEWART County Clerk.
By L. E. YEAST Deputy.

A distance of 100.5 feet to a point 47.6 feet southerly from said North line; thence continuing easterly, a distance of 600.0 feet to a point 47.0 feet southerly from said North line; thence continuing easterly,

KNOW ALL MEN BY THESE PRESENTS: That Dale Scott Holden and Eilyn L. Holden, husband and wife

of the County of _____ and State of Nebraska for and in consideration of the sum of Ninety and 65/100 (\$90.65) ----- DOLLARS, in hand paid, do hereby grant, bargain, sell, convey and confirm unto The State of Nebraska

of the County of _____ and State of _____ the following described real estate situated in Johnson County and State of Nebraska, to-wit:

A strip of land lying over and across the northern part of the Northeast Quarter of Section 28, Township 5 North, Range 11 East of the 6th P. M., Johnson County, Nebraska, described as follows:
Beginning at the northeast corner of said Section 28; thence westerly on the North line of the Northeast Quarter of said Section 28, a distance of 2643.3 feet to the northwest corner of said Northeast Quarter; thence southerly on the West line of said Northeast Quarter, a distance of 33.0 feet to a point; thence easterly and on a line 33.0 feet southerly from and parallel to said North line, a distance of 712.3 feet to a point; thence continuing easterly, a distance of 200.6 feet to a point 64.1 feet southerly from said North line; thence continuing easterly, a distance of 400.4 feet to a point 49.3 feet southerly from said North line; thence continuing easterly, a distance of 100.6 feet to a point 38.8 feet southerly from said North line; thence continuing easterly, a distance of 400.0 feet to a point 41.1 feet southerly from said North line; thence southeasterly, a distance of 152.2 feet to a point 158.1 feet southerly and 33 feet westerly from said northeast corner; thence easterly, a distance of 33.0 feet to a point on the East line of said Northeast Quarter; thence northerly on said East line, a distance of 158.1 feet to the point of beginning, containing 2.833 acres, more or less, which includes 2.091 acres, more or less, previously occupied as a public highway, the remaining 0.742 acre, more or less, being the additional acreage secured in this transaction.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging; unto the said The State of Nebraska and to its successors and assigns forever.

And we do hereby covenant with the said Grantee, and with its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrance

that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.
And the said Eilyn L. Holden ----- hereby relinquishes all

her rights of every name and kind ----- in and to the above described premises.
Signed this 27th day of March A. D., 1941
In Presence of
Al. N. Dafeo Dale Scott Holden
Eilyn L. Holden

STATE OF Nebraska }
Johnson County, } ss. On this 27th day of March A. D., 1941, before me the undersigned, Al. N. Dafeo a Notary Public duly commissioned and qualified for and residing in said county, personally came Dale Scott Holden and Eilyn L. Holden, husband and wife to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.
WITNESS my hand and Notarial Seal the day and year last written above.

My commission expires the 15th day of November 1945
Al. N. Dafeo Notary Public
(AL. N. DAFEO)
(GENERAL)
(NOTARIAL SEAL)
(COMMISSION EXPIRES)
(NOV. 15, 1945)
(JOHNSON COUNTY, NEBRASKA)

21-556

EASEMENT

EASEMENT

DALE SCOTT HOLDEN, ET UX
TO
STATE OF NEBRASKA

FILED JULY 2, 1941
AT 4:45 P. M.

C. E. STEWART, CO. CLK.
L. E. YEAST, DEPUTY

THIS INDENTURE, MADE THIS 27th DAY OF MARCH, 1941,
BETWEEN Dale Scott Holden and Eilyn L. Holden, husband and
wife PARTIES OF THE FIRST PART, AND THE STATE OF NEBRASKA,
PARTY OF THE SECOND PART:

WITNESSETH, THAT THE SAID PARTIES OF THE FIRST PART, IN

CONSIDERATION OF THE SUM OF

Seven and 50/100 (\$7.50)-----DOLLARS

IN HAND PAID, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND THE FURTHER CONSIDERATION THAT THE PREMISES HERE IN CONVEYED SHALL BE USED FOR Channel Change PURPOSES ONLY (AND THE ABANDONMENT OF THE HERE IN CONVEYED PREMISES FOR SUCH Channel Change PURPOSES SHALL RENDER THIS CONVEYANCE VOID AND CAUSE SAID PREMISES TO REVERT TO THE GRANTORS, their HEIRS AND ASSIGNS), HAVE GRANTED, CONVEYED, REMISED, RELEASED AND QUIT-CLAIMED, AND BY THESE PRESENTS DO GRANT, CONVEY, REMISE, RELEASE AND FOREVER QUIT-CLAIM UNTO THE SAID SECOND PARTY AND ITS SUCCESSORS AND ASSIGNS, ALL RIGHT, TITLE, INTEREST, ESTATE, CLAIM AND DEMAND, BOTH AT LAW AND IN EQUITY, IN THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN Johnson COUNTY, AND THE STATE OF NEBRASKA, TO-WIT:

A tract of land located in the Northeast Quarter of Section 28, Township 5 North, Range 11 East of the 6th P. M., Johnson County, Nebraska, described as follows:

Referring to the northwest corner of the Northeast Quarter of said Section 28; thence easterly on the North line of said Northeast Quarter, a distance of 896.7 feet to a point; thence southerly 90 degrees 35 minutes right, a distance of 44.1 feet to the point of beginning; thence southwesterly 48 degrees 03 minutes right from the last described course produced, a distance of 94.2 feet to a point; thence westerly 36 degrees 32 minutes right, a distance of 105.8 feet to a point; thence northerly 95 degrees 25 minutes right, a distance of 15.0 feet to a point; thence northeasterly 62 degrees 51 minutes right, a distance of 127.5 feet to a point 43.8 feet southerly from said North line; thence easterly 27 degrees 09 minutes right, a distance of 61.8 feet to the point of beginning, containing 0.326 acre, more or less.

IN WITNESS WHEREOF, THE SAID PARTIES OF THE FIRST PART have HEREBY SET their HANDS THE DAY AND YEAR FIRST ABOVE WRITTEN,

IN THE PRESENCE OF

Al. N. Dafeo

Dale Scott Holden

Eilyn L. Holden

STATE OF NEBRASKA)
) se.
JOHNSON COUNTY)

ON THIS 27th DAY OF MARCH A. D., 1941, BEFORE ME, THE
UNDERSIGNED Al. N. Dafeo, A NOTARY PUBLIC, DULY COMMISSIONED

AND QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME Dale Scott Holden and Eilyn L. Holden, husband and wife, KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES are AFFIXED TO THE FOREGOING INSTRUMENT AS GRANTORS AND ACKNOWLEDGED THE SAME TO BE their VOLUNTARY ACT AND DEED.

(AL. N. DAFOE)
(GENERAL NOTARIAL SEAL)
(COMMISSION EXPIRES)
(NOV. 15, 1945)
(JOHNSON COUNTY, NEBRASKA)

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR
LAST ABOVE WRITTEN.

Al. N. Dafeo NOTARY PUBLIC

MY COMMISSION EXPIRES THE 15th DAY OF NOVEMBER, 1941

ORDINANCE #528.

AN ORDINANCE TO ANNEX THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:
 Beginning at the East $\frac{1}{4}$ Corner of Section 29, Township 5 North, Range 11 East of the 6th. P.M., running thence South along the East Line of said Section 29 a distance of 445.33 feet, running thence West along a line parallel to the center section line of Section 29 a distance of 183.00 feet, running thence North along a line parallel to the East Section line of Section 29 a distance of 445.48 feet to the center section line of Section 29; running thence West along the section line of Section 29 a distance of 250.00 feet, running thence North on a line parallel to the East section line of said Section 29 a distance of 2633.45 feet, more or less, to the North section line of said Section 29; running thence North on a line parallel to the East section line of Section 20, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1154.70 feet, more or less; running thence East at an angle of 90 degrees and 25 minutes ($90^{\circ}25'$) right of the last previously described line a distance of 433.00 feet, more or less, to the East section line of said Section 20; running thence North on the East section line of said Section 20 a distance of 165.00 feet; running thence East along a line parallel to the South section line of Section 21, Township 5 North; Range 11 East of the 6th. P.M. a distance of 1871.06 feet, more or less; running thence South along a line parallel to the West line of said Section 21 a distance of 858.25 feet, more or less; running thence East along a line parallel to the South section line of said Section 21 a distance of 2928.34 feet, more or less; running thence North on a line parallel to the West right-of-way line of State Highway No. 50 a distance of 643.53 feet; running thence East at an angle of 89 degrees and 59 minutes ($89^{\circ}59'$) right with the last previously described line a distance of 497.30 feet to the East line of said Section 21; continuing thence East on a line parallel to the South section line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 505.66 feet; running thence South on a line parallel to the East right-of-way line of State Highway No. 50 a distance of 643.50 feet; running thence East along a line parallel to the South line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1390.00 feet; running thence South at an angle of 89 degrees and 44 minutes ($89^{\circ}44'$) right of the last previously described line a distance of 461.60 feet, more or less, to the South section line of said Section 22; continuing thence South along a line parallel to the West line of Section 27, Township 5 North, Range 11 East of the 6th. P.M. a distance of 235.00 feet; running thence West on a line parallel to the North line of said Section 27 a distance of 1235.56 feet; running thence South on a line parallel to the West line of said Section 27 a distance of 2401.00 feet to the center section line of said Section 27; running thence West on the center section line of said Section 27 a distance of 260.73 feet, more or less; running thence South on a line parallel to the West line of said Section 27 a distance of 1519.83 feet to the Northeast corner of the East-ridge Addition to the City of Tecumseh; running thence West along the North line of said Eastridge Addition a distance of 400.00 feet to the West line of said Section 27; running thence North along the West line of said Section 27 a distance of 1517.31 feet to the West $\frac{1}{4}$ corner of said Section 27; running thence West on the center section line of Section 28, Township 5 North, Range 11 East of the 6th. P.M. to the Southeast corner of the School Addition; running thence North along the East line of the School Addition a distance of 848.30 feet more or less, to the Northeast corner of said School Addition; running thence West on the Northline of said School Addition a distance of 208.70 feet, more or less, to the Northwest corner of said School Addition;

Addition a distance of 900 feet, more or less to the Northeast corner of Block 3 of the said 1890 Addition; running thence West along the North line of said Block 3 of said 1890 Addition a distance of 429.30 feet, more or less, to the Northwest corner of said Block 3 of the said 1890 Addition; running thence South along the West line of said Block 3 of said 1890 Addition to the North line of Mill's Addition to the City of Tecumseh; running thence West on the North line of said Mill's Addition a distance of 1287.00 feet, more or less, to the West line of Section 21, Township 5 North, Range 11 East of the 6th. P.M.; running thence South on the West line of the said Section 21 to the Northwest corner of section 28, Township 5 North, Range 11 East of the 6th. P.M.; continuing thence South on the West line of said Section 28 a distance of 2640.50 feet to the point of beginning, TO THE CITY OF TECUMSEH, NEBRASKA.

WHEREAS, the following described real estate, to-wit:

Beginning at the East $\frac{1}{4}$ Corner of Section 29, Township 5 North, Range 11 East of the 6th. P.M., running thence South along the East Line of said Section 29 a distance of 445.33 feet, running thence West along a line parallel to the center section line of Section 29 a distance of 183.00 feet, running thence North along a line parallel to the East Section line of Section 29 a distance of 445.48 feet to the center section line of Section 29; running thence West along the section line of Section 29 a distance of 250.00 feet, running thence North on a line parallel to the East section line of said Section 29 a distance of 2633.45 feet, more or less, to the North section line of said Section 29; running thence North on a line parallel to the East section line of Section 20, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1154.70 feet, more or less; running thence East at an angle of 90 degrees and 25 minutes ($90^{\circ}25'$) right of the last previously described line a distance of 433.00 feet, more or less, to the East section line of said Section 20; running thence North on the East section line of said Section 20 a distance of 165.00 feet; running thence East along a line parallel to the South section line of Section 21, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1871.06 feet, more or less; running thence South along a line parallel to the West line of said Section 21 a distance of 858.25 feet, more or less; running thence East along a line parallel to the South section line of said Section 21 a distance of 2728.34 feet, more or less; running thence North on a line parallel to the West right-of-way line of State Highway No. 50 a distance of 643.53 feet; running thence East at an angle of 89 degrees and 59 minutes ($89^{\circ}59'$) right with the last previously described line a distance of 497.30 feet to the East line of said Section 21; continuing thence East on a line parallel to the South section line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 505.66 feet; running thence South on a line parallel to the East right-of-way line of State Highway No. 50 a distance of 643.50 feet; running thence East along a line parallel to the South line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1390.00 feet; running thence South at an angle of 89 degrees and 44 minutes ($89^{\circ}44'$) right of the last previously described line a distance of 461.60 feet, more or less, to the South section line of said Section 22; continuing thence South along a line parallel to the West line of Section 27, Township 5 North, Range 11 East of the 6th. P.M. a distance of 235.00 feet; running thence West on a line parallel to the North line of said Section 27 a distance of 1235.56 feet; running thence South on a line parallel to the West line of said Section 27 a distance of 2401.00 feet to the center section line of said Section 27; running thence West on the center section line of said Section 27 a distance of 260.73 feet, more or less; running thence South on a line parallel to the West line of said Section 27 a distance of 1519.83 feet to the Northeast corner of the East-ridge Addition to the City of Tecumseh; running thence West along the North line of said Eastridge Addition a distance of 400.00 feet to the West line of said Section 27; running thence North along the West line of said Section 27 a distance of 1517.31 feet to the West $\frac{1}{4}$ corner of said Section 27; running thence West on the center section line

of Section 28, Township 5 North, Range 11 East of the 6th. P.M. to the Southeast corner of the School Addition; running thence North along the East line of the School Addition a distance of 848.30 feet more or less, to the Northeast corner of said School Addition; running thence West on the North line of said School Addition a distance of 208.70 feet, more or less, to the Northwest corner of said School Addition; running thence North along the East line of Kershaw's First and Second Addition to the Northeast corner of Kershaw's Second Addition; running West on the North line of Kershaw's Second Addition to the Southeast corner of the Graff and Ellsworth Addition; running thence North along the East line of the Graff and Ellsworth Addition to the North line of said Section 28; running thence West along said North line of said Section 28 to the Southeast corner of Block 2 of the 1890 Addition to the City of Tecumseh; running thence North along the East line of said 1890 Addition a distance of 900 feet, more or less to the Northeast corner of Block 3 of the said 1890 Addition; running thence West along the North line of said Block 3 of said 1890 Addition a distance of 429.30 feet, more or less, to the Northwest corner of said Block 3 of the said 1890 Addition; running thence South along the West line of said Block 3 of said 1890 Addition to the North line of Mill's Addition to the City of Tecumseh; running thence West on the North line of said Mill's Addition a distance of 1287.00 feet, more or less, to the West line of Section 21, Township 5 North, Range 11 East of the 6th. P.M.; running thence South on the West line of the said Section 21 to the Northwest corner of Section 28, Township 5 North, Range 11 East of the 6th. P.M.; continuing thence South on the West line of said Section 28 a distance of 2640.50 feet to the point of beginning,
to the present City of Tecumseh, Nebraska,
is contiguous and adjacent, and is urban or suburban in character,

AND, WHEREAS, said real estate will receive substantially the benefits of other inhabitants of such municipality from annexation to said City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TECUMSEH, NEBRASKA:

Section 1. That the real estate hereinbefore described be, and the same is hereby included within the boundaries and territory of the City of Tecumseh, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Tecumseh, Nebraska.

Section 2. That the owners of the lands so brought within the corporate limits of the City of Tecumseh, Nebraska, are hereby compelled to lay out streets, ways and alleys, in and through said real estate in conformity with and contiguous with the streets, ways and alleys of

Section 4. This Ordinance shall take effect and be in force from and after its passage, approval and publication as required by law.

PASSED AND APPROVED this 14th day of August, 1967.

Introduced by Councilman ROBERT W. GIESER

ATTEST:

CITY CLERK

MAYOR



STATE OF NEBRASKA } SS
JOHNSON COUNTY }

Filed for record in the
County Clerk's office this
1st day of August 1974
at 11:00 o'clock A.M. and
recorded in Book # 33
Page 22-25

Wayne C. McCoy
County Clerk

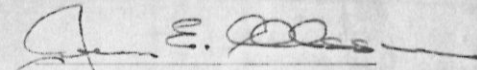
Deputy

of said ... distance of 2646.50 feet to the point of beginning

SURVEYORS CERTIFICATE

I Hereby Certify That I Have Accurately Surveyed The Tract of Land Shown On This Plat As The Shaded Area. Permanent Monuments Were Set As Indicated On This Plat And All Dimensions Are In Feet And Decimals Of A Foot And Angles Are In Degrees And Minutes. This Tract Is Located In Johnson County Nebraska.

Survey Completed
August 1967


John E. Olsson
E-1538 L.S. 135


STATE OF NEBRASKA, SS
JOHNSON COUNTY

Filed for record in the
County Clerk's office this
18th day of August, 1967
at 10:30 o'clock A. M. and
recorded in Book #24
Page 763

Wayne C. McCoy
County Clerk

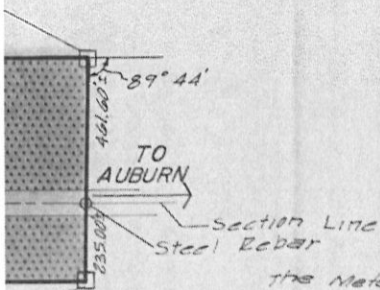
Deputy



Date	Revised	Description
		TECUMSEH ANNEXATION PLAT 1967
		TECUMSEH, NEBRASKA
Scale	1" = 400'	Date
Drawn By	J.L.M.	AUG 4, 1967
Checked By	R.J.	
Approved By		
Drawing No.	1216	Proj. No. 49-67



Sheet
of



DESCRIPTION

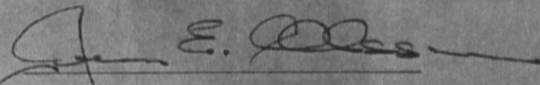
The Metes and bounds description of the annexation Property is as follows:

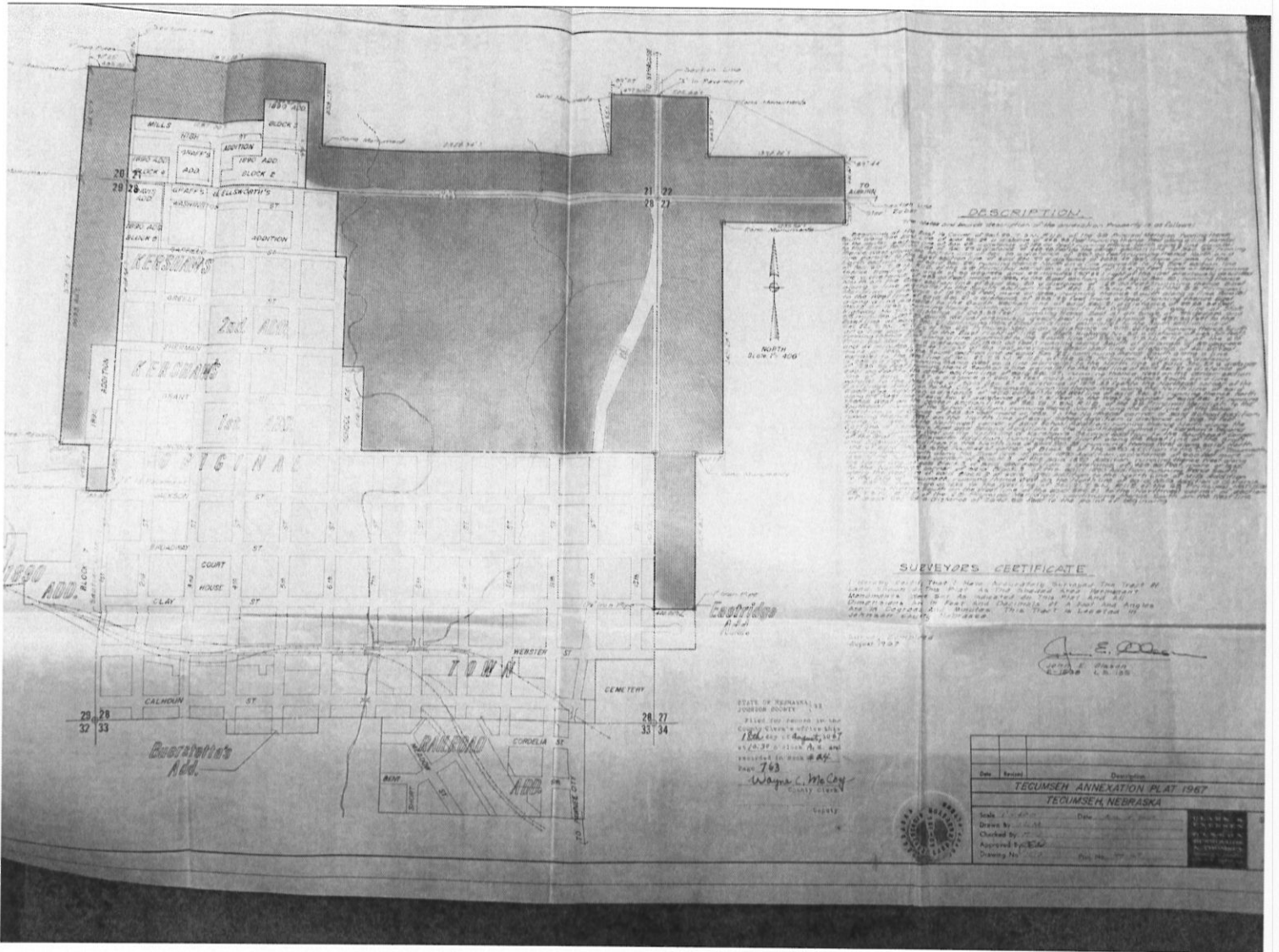
Beginning of the East 1/4 Corner of Sect. 29, T. 5 N., R. 11 E. of the 6th Principal Meridian running thence South along the East Line of said Sec. 29 a distance of 449.33 feet; running thence West along a line parallel to the center section line of Sec. 29 a distance of 183.00 feet; running thence North along a line parallel to the East section line of Sec. 29 a distance of 445.48 feet to the center section line of Sec. 29; running thence West along the section line of said Sec. 29 a distance of 250.00 feet; running thence North on a line parallel to the East section line of said Sec. 29 a distance of 2633.45 feet, more or less, to the North section line of said Sec. 29; running thence North on a line parallel to the East section line of Sec. 20, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 1154.70 feet, more or less; running thence East at an angle of 90 degrees and 25 minutes (90° 25') right of the last previously described line a distance of 453.00 feet, more or less, to the East section line of said Sec. 20; running thence North on the East section line of said Sec. 20 a distance of 165.00 feet; running thence East along a line parallel to the South section line of Sec. 21, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 1871.06 feet, more or less; running thence South along a line parallel to the West line of said Sec. 21 a distance of 858.25 feet, more or less; running thence East along a line parallel to the South section line of said Sec. 21 a distance of 2928.34 feet, more or less; running thence North on a line parallel to the West right-of-way line of State Highway No. 50 a distance of 643.53 feet; running thence East at an angle of 89 degrees and 59 minutes (89° 59') with the last previously described line a distance of 497.30 feet to the East line of said Sec. 21; continuing thence East on a line parallel to the South section line of Sec. 22, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 505.66 feet; running thence South on a line parallel to the East right-of-way line of State Highway No. 50 a distance of 643.50 feet; running thence East along a line parallel to the South line of said Sec. 22, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 300.00 feet; running thence South at an angle of 89 degrees and 44 minutes (89° 44') right of the last previously described line a distance of 461.60 feet, more or less, to the South section line of said Sec. 22; continuing thence South along a line parallel to the West line of Sec. 27, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 235.00 feet; running thence West on a line parallel to the North line of said Sec. 27 a distance of 1235.56 feet; running thence South on a line parallel to the West line of said Sec. 27 a distance of 2401.00 feet; to the center section line of said Sec. 27; running thence West on the center section line of said Sec. 27 a distance of 280.75 feet, more or less; running thence South on a line parallel to the West line of said Sec. 27 a distance of 1519.83 feet to the Northeast corner of the Eastridge Addition to the City of Tecumseh; running thence West along the North line of said Eastridge Addition a distance of 400.00 feet to the West line of said Sec. 27; running thence North along the West line of said Sec. 27 a distance of 1517.31 feet to the West 1/4 corner of said Sec. 27; running thence West on the center section line of Sec. 28, T. 5 N., R. 11 E. of the 6th Principal Meridian to the Southeast corner of the School Addition; running thence North along the East line of the School Addition a distance of 648.35 feet, more or less, to the Northeast corner of said School Addition; running thence West on the North line of said School Addition a distance of 208.70 feet, more or less, to the Northwest corner of said School Addition; running thence North along the East line of Kershaw's First and Second Addition to the Northeast corner of Kershaw's Second Addition; running West on the North line of Kershaw's Second Addition to the Southeast corner of the Graft and Ellsworth Addition; running thence North along the East line of the Graft and Ellsworth Addition to the North line of said Sec. 28; running thence West along said North line of said Sec. 28 to the Southeast corner of Block 2 of the 1890 Addition to the City of Tecumseh; running thence North along the East line of said 1890 Addition a distance of 200 feet, more or less, to the Northeast corner of Block 3 of the said 1890 Addition; running thence West along the North line of said Block 3 of said 1890 Addition a distance of 429.30 feet, more or less, to the Northwest corner of said Block 3 of the said 1890 Addition; running thence South along the West line of said Block 3 of said 1890 Addition to the North line of Mills Addition to the City of Tecumseh; running thence West on the North line of said Mills Addition a distance of 1287.00 feet, more or less, to the West line of Sec. 21, T. 5 N., R. 11 E. of the 6th Principal Meridian; running thence South on the West line of the said Sec. 21 to the Northwest corner of section 28, T. 5 N., R. 11 E. of the 6th Principal Meridian; continuing thence South on the West line of said Sec. 28 a distance of 2640.50 feet to the point of beginning.

SURVEYORS CERTIFICATE

I Herabey Certify That I Have Accurately Surveyed The Tract Of Land Shown On This Plat As The Shaded Area. Permanent Monuments Were Set As Indicated On This Plat And All Dimensions Are In Feet And Decimals Of A Foot And Angles Are In Degrees And Minutes. This Tract Is Located In Johnson County Nebraska.

Survey Completed
August 1967


 John E. Olsson
 E-1538 LS. 135



DESCRIPTION

The following is a description of the property as shown on the plat:

Block 1, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the Keskons Addition on the east, the original town on the south, and the railroad on the west.

Block 2, Keskons Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the original town on the east, the railroad on the south, and the Keskons Addition on the west.

Block 3, 2nd Addition, containing 10 lots, each 1/4 acre, bounded by the Keskons Addition on the north, the original town on the east, the railroad on the south, and the Keskons Addition on the west.

Block 4, 1st Addition, containing 10 lots, each 1/4 acre, bounded by the 2nd Addition on the north, the original town on the east, the railroad on the south, and the Keskons Addition on the west.

Block 5, Original Town, containing 10 lots, each 1/4 acre, bounded by the 1st Addition on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 6, Biographic Addition, containing 10 lots, each 1/4 acre, bounded by the original town on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 7, Berryman Addition, containing 10 lots, each 1/4 acre, bounded by the Biographic Addition on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 8, Calhoun Street, containing 10 lots, each 1/4 acre, bounded by the Berryman Addition on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 9, Court Street, containing 10 lots, each 1/4 acre, bounded by the Calhoun Street on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 10, Clay Street, containing 10 lots, each 1/4 acre, bounded by the Court Street on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 11, Hicks Street, containing 10 lots, each 1/4 acre, bounded by the Clay Street on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 12, Nebbien Street, containing 10 lots, each 1/4 acre, bounded by the Hicks Street on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 13, Cordell Street, containing 10 lots, each 1/4 acre, bounded by the Nebbien Street on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 14, Cemetery, containing 10 lots, each 1/4 acre, bounded by the Cordell Street on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 15, Railroad, containing 10 lots, each 1/4 acre, bounded by the Cemetery on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

Block 16, ABS, containing 10 lots, each 1/4 acre, bounded by the Railroad on the north, the railroad on the east, the railroad on the south, and the railroad on the west.

SURVEYOR'S CERTIFICATE

I hereby certify that the above described plat is a true and correct copy of the original survey as shown on the plat and that the same is in accordance with the laws of the State of Nebraska and the rules and regulations of the Board of Surveyors of the State of Nebraska.

Witness my hand and seal this 1st day of August, 1967.

Walter C. Mc Coy
County Clerk

Date	Section	Description
		TECUMSEH ANNEXATION PLAT 1967
		TECUMSEH, NEBRASKA
Drawn by	Checked by	Approved by
Drawing No.	Plot No.	



RIGHT-OF-WAY EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, the undersigned owner(s) of the real estate Gartner Construction hereinafter described, his/her its/their heirs, executors, administrators, successors and assigns, hereinafter called "Grantor", hereby grant and convey to the City of Tecumseh, Johnson County, Nebraska its successors and assigns, hereinafter called CITY, a permanent right-of-way easement to survey, construct, reconstruct, relocate, alter, inspect, repair, replace, add to, maintain and operate thereon, electric transmission lines consisting of poles, pole foundations, towers, tower foundations, down guys, anchors, insulators, wires, underground cables, manholes, supports and other necessary fixtures and equipment over, upon, above, along, under, in and across the following described real estate, to wit:

A tract of land in Section 28, T5N, R11E, Johnson County, Nebraska and further described on Pages 832 and 833, Book 42 Warranty Deeds.

the area of the above described real estate to be covered by this easement shall be as follows:

A ten (10) foot wide easement following the boundary line of above described property, and starting at the Northeastern most point of said property, and said easement extending south approximately 400 feet and said easement extending west from said Northeastern most point of said property approximately 400 feet.

GENERAL CONDITIONS:

(a) City shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.

(b) City shall also have the right to trim or remove all trees and brush on said right-of-way as may be necessary to efficiently exercise any of the hereinbefore granted rights, together with the express provision that any and all trees which, in falling would come within 15 feet of the nearest electric line conductor, may be topped or removed. All refuse from such tree cutting or trimming shall be disposed of by City and City shall have the further right to control and impede the growth of all weeds, trees, and brush along the described right-of-way if said right-of-way is not being utilized for cultivated crops.

(c) City shall pay the Grantor or Lessee, as their interests may appear, for all damages to growing crops, fences and buildings on said land which may be caused by the exercise of the hereinbefore granted rights.

(d) Grantor may cultivate, use and enjoy the land within the right-of-way provided that such use shall not, in the judgement of City, endanger or be a hazard to or interfere with the hereinbefore granted rights and provided further that the Grantor shall not allow any buildings, structures, hay or straw stacks or other property to remain or be placed upon the above described easement area, or change or alter the grade of the right-of-way herein described without the prior written approval from City.

(e) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless City forever against the

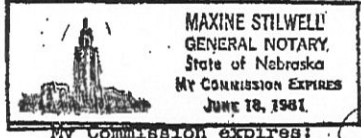
claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this instrument this 14th day of November, 1978.

Lloyd Hubbs mgr Spartan Land Co.
Dept of Activities Conservators League
City of Fremont, Ne

STATE OF NEBRASKA
COUNTY OF JOHNSON

On this 14th day of November, 1978, before me the undersigned, a Notary Public in and for said County and State, personally appeared Spartan Land Co. Carolyn Kastens Sec of Corp personally to me known to be the identical person(s) and who acknowledged the execution thereof to be her voluntary act and deed for the purpose therein expressed. Witness my hand and Notarial Seal the date above written.



Maxine Stilwell
NOTARY PUBLIC
Maxine Stilwell.

My Commission expires: June 18, 1981

STATE OF NEBRASKA } SS
JOHNSON COUNTY }

Filed for record in the
County Clerk's office this
12th day of Dec, 1978
at 4:30 o'clock P.M. and
recorded in Book #34
Page 451-452.

Wayne C. McCoy
County Clerk

Deputy

STATE OF NEBRASKA }
JOHNSON COUNTY } 85

Filed for record in the
County Clerk's office this
15 day of April 1999
at 11:00 o'clock A.M. and
recorded in book #42
Page 82-90
Kathleen M. Jewers
County Clerk

ERROL R MEISINGER

TO

THE PUBLIC

BUILDING AND USE RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

Deputy

SHAWNEE RIDGE TECUMSEH, NEBRASKA

This declaration, made the 13th day of April, 1999 by
Errol Meisinger, hereinafter called the Declarant.

WITNESSETH:

Whereas, the Declarant is the owner of the real estate
platted as Shawnee Ridge to the City of Tecumseh, Johnson County,
Nebraska.

Whereas, the Declarant is desirous to subject the real
property herein described to the restrictions, covenants,
reservations, easements, liens, and charges hereinafter set
forth, each and all of which is and are for the benefit of said
property and for each owner thereof, and shall inure to the
benefit of and pass with said property, and each of every parcel
thereof, and shall apply to and bind the successors in interest,
and any owner thereof;

Now, therefore, Declarant hereby declares that the real
property herein described is, and shall be held, transferred,
sold and conveyed subject to the conditions, restrictions,
covenants, reservations, easements, liens, and charges
hereinafter set forth.

DEFINITION OF TERMS

"Building site" shall mean any lot, or portion thereof, or any two or more contiguous lots, or a parcel of land of record in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these covenants.

I. PROPERTY SUBJECT TO THIS DECLARATION

The real property in Shawnee Ridge subdivision, present and future plattings, is subject to the covenants, restrictions, conditions, reservations, liens, and charges hereby declared: all to insure the best use and the most appropriate development of each building site therein; to protect the owners of building sites against such improper use of surrounding buildings sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereof of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free space between structures; and, in general, to provide adequately for high type and quality of improvement in said property, and thereby in enhance the value of investments made by purchasers of building sites therein, and to provide for the use of residential lots and common areas by owners of lots herein described.

II. COVENANTS AND RESTRICTIONS

A. All numbered lots shall be known and described as residential building sites except those which are designated for multiple-family dwelling units. No building shall be erected, altered, placed or permitted to remain on any building site other than one detached single-family dwelling not to exceed two and one-half stories in height; however, not less than one automobile garage must be provided for each dwelling unit. Garage restrictions shall not be required for the multiple dwelling building lots.

B. No building shall be erected, placed or altered on any premises in said development until the building plans, specifications, and plot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures in the development, and as to location of the building with respect to topography and finished ground elevation by an architectural committee consisting of Errol Meisinger and such other lot owners as he shall appoint to serve with him. In the event of death or resignation of any lot owners on said committee, the remaining member, or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location, within thirty (30) days after said plans and specifications have been submitted to it or, in any

event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approved approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

C. No building shall be located on any lot nearer than 25 feet to front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than six feet to an interior lot line except that a five foot side yard shall be permitted for a garage or other accessory building located 25 feet, or more, from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be construed to permit any portion of the building or a lot to encroach upon another lot.

D. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 7,000 square feet.

E. No noxious or offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, motorhome, camper, basements, tent, shack, garage, barn, or other out-building shall be erected upon a

building site covered by these covenants or used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation. No trailer, motor home, camper, or boat trailer shall be stored on any building site for more than 14 days of each calendar year unless housed or garaged.

G. No dwelling shall be permitted on any residential lot described herein having a ground floor square foot area of less than 1,000 square feet in case of a one story structure nor less than 1,200 square feet in case of 1 1/2, 2 or 2 1/2 story structure, exclusive of basements, porches and garages. Basement is defined as any part of the home below highest grade level adjoining the home. The architectural committee may in writing waive the prescribed minimums in situations where such waiver will enhance the beauty and development or where adherence would cause undue hardship to the owner.

H. No animals or poultry of any kind, other than house pets, shall be kept or maintained overnight on any building site.

I. No fence, wall hedge or mass planting shall be permitted to extend beyond the minimum building setback line from any street established herein except upon approval by the architectural committee as provided in Paragraph B.

J. Public concrete sidewalks, four feet wide by four inches thick, shall be installed in front of each improved lot and on the side street of improved corner lots.

K. Provisions of these covenants and restrictions pertaining to residential building sites shall not apply to any

lettered lots.

L. Propane tanks on said premises shall be either buried or screened and shall be placed on said lots as per a written permit from the architectural committee.

III. DURATION OF COVENANTS AND RESTRICTIONS

A. These covenants (A through L) are to run with the land and shall be binding on all parties and all persons claiming under them until 35 years at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the building sites covered by these covenants it is agreed to change said covenants in whole or in part.

B. If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to remove damages or other dues from such violation.

C. Invalidation of any one of these covenants or any part thereof by judgments or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

BY


Errol R. Meisinger

STATE OF NEBRASKA)
COUNTY OF JOHNSON) ss.

On this 13th day of April, 1999, before me, the undersigned, a Notary Public in and for said County, personally came Errol R. Meisinger, to me personally known to be the and identical person whose name is affixed to the above instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of said Corporation.

Witness my hand and notarial seal at Tecumseh, Nebraska, in said County the day and year last above written.



Karen Straube
Notary Public

My Commission Expires: 7-25-2002.

MATCH LINE

GRANDE SEULE

N

Quinn & Reed
Surveyors

CERTIFICATE OF APPROVAL OF THE FINAL PLAT



CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

CERTIFICATE OF OWNERSHIP, CONSENT AND DEDICATION

CERTIFICATE OF ACCURACY

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION

HIGHWAY

NO. 136

136

136

136

136

136

136

136

136

136



NOTE:
1. A front yard setback and side yard setback for the 25 feet on the north side of Shawnee Blvd and 25 feet on both sides of Grand Seule Blvd.
2. No lot within the area may be subdivided, extended, or improved in any way without the approval of the Board of Public Works.
3. All proposed improvements shall be in accordance with the provisions of the City Ordinance.
4. The Board of Public Works may require a bond to be filed by the applicant to cover the cost of the improvements.
5. All proposed improvements shall be in accordance with the provisions of the City Ordinance.
6. The Board of Public Works may require a bond to be filed by the applicant to cover the cost of the improvements.

Table with columns for lot numbers and dimensions. Includes lot numbers 1 through 24 and various dimensions in feet and inches.

FINAL PLAT

SHAWNEE RIDGE ADDITION
TECUMSEH, NEBRASKA

1932-15
10/17/38

10/17/38

10/17/38

10/17/38

10/17/38

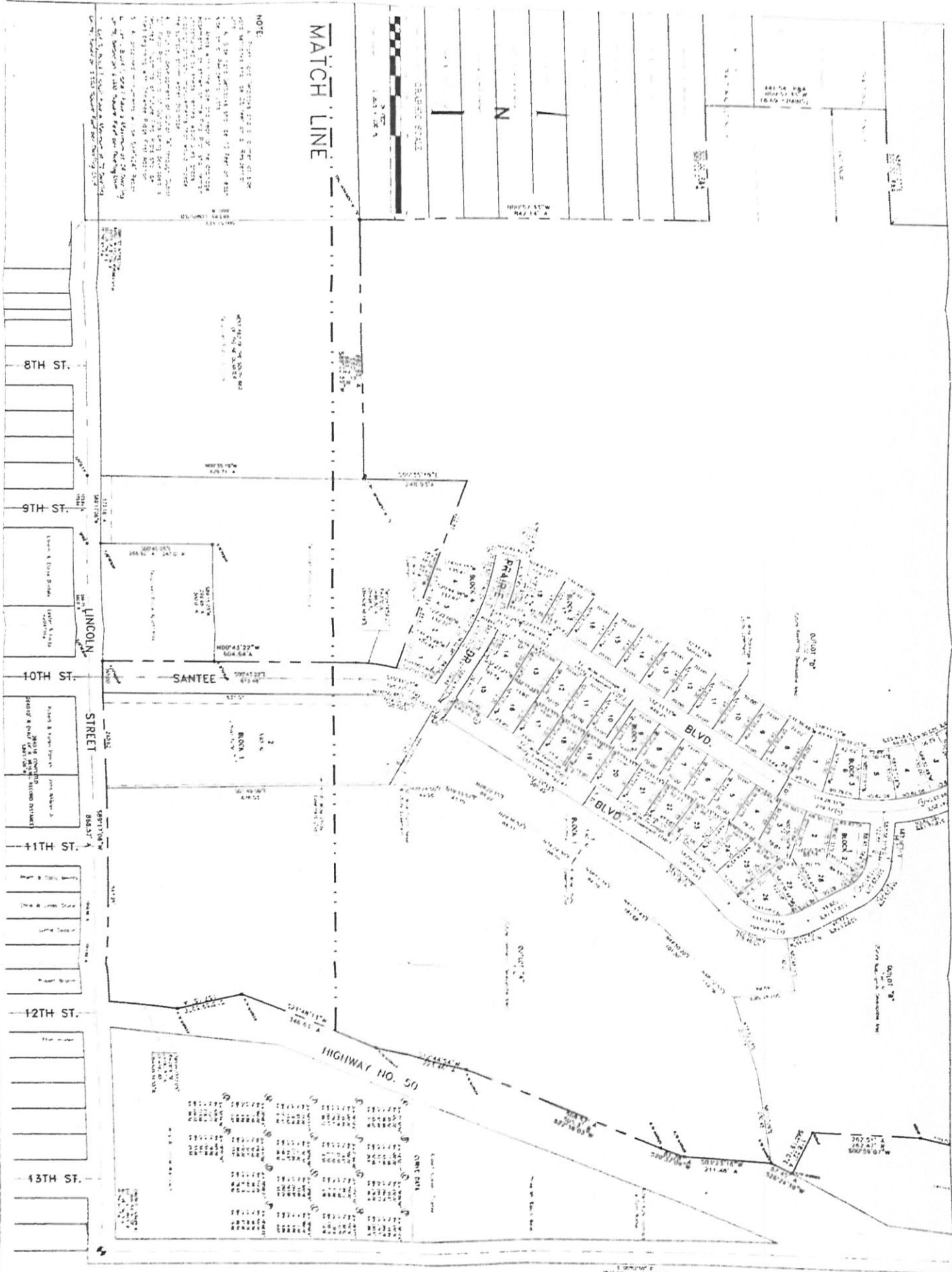
ROSS
Engineering
Inc.

NOTE:
 1. THIS PLAN SHOWS THE LAYOUT OF THE
 PROPOSED SHAWNEE RIDGE ADDITION TO
 THE CITY OF TECUMSEH, NEBRASKA.
 2. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
 STATUTES.
 3. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
 STATUTES.
 4. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
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 MAP ACT, CHAPTER 204, NEBRASKA
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 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
 STATUTES.
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 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
 STATUTES.
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 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
 STATUTES.
 9. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
 STATUTES.
 10. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 204, NEBRASKA
 STATUTES.

MATCH LINE



N



FINAL PLAT

SHAWNEE RIDGE ADDITION
 TECUMSEH, NEBRASKA

Map 1522-C
 1522-D
 1522-E
 1522-F

Scale: 1" = 40'
 Date: 10/1/59

ROSS ENGINEERING, INC.
 207 N. 10th St.
 Tecumseh, Nebraska



ROSS
 Engineering
 Inc.

Exhibit B

WARRANTY DEED

David Wilson and Suzanne Wilson, GRANTOR, for One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged by GRANTOR, hereby conveys to Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools, GRANTEE, the following described real estate (as defined in NEB. REV. STAT. § 76-201):

Outlot D, Shawnee Ridge Addition to the City of Tecumseh, Johnson County, Nebraska

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seized as such real estate and that it is free from encumbrances, except easements, covenants, and restrictions of record;
- (2) Has legal power and authority to convey the same; and
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: _____, 202__.

GRANTOR:

David Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by David Wilson.

Notary Public

Suzanne Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by Suzanne Wilson.

Notary Public

Exhibit C

MEMORANDUM OF OPTION TO PURCHASE

This MEMORANDUM OF OPTION TO PURCHASE (the "Memorandum") is made effective January 15, 2021, by and between Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools (the "School District") and David and Suzanne Wilson (the "Owner") (collectively, the "Parties").

RECITALS

A. The School District and the Owner have executed an Option Agreement to Purchase Real Estate contemporaneously herewith (the "Option Agreement"), the terms of which are incorporated herein by this reference;

B. Pursuant to the terms of the Option, the Owner has granted the School District an exclusive option to purchase certain real property located in Johnson County, Nebraska, and legally described as follows:

Outlot D, Shawnee Ridge Addition to the City of Tecumseh, Johnson County, Nebraska

(the "Property");

C. The School District and the Owner have agreed to execute this Memorandum to give notice of the existence and term of the Option Agreement; and

D. Should there be any inconsistency between the terms of this Memorandum and the terms of the Option Agreement, the terms of the Option Agreement shall prevail;

NOW THEREFORE, the School District and the Owner state as follows:

1. **Option Term.** The term of the Option Agreement shall be for five (5) years commencing on January 15, 2021, and ending on January 15, 2026 (the "Option Term").

2. **Purchase Option.** Pursuant to the terms of the Option Agreement, the School District has the exclusive right to purchase the Property at any time during

the Option Term subject to the terms and conditions set forth in the Option Agreement.

IN WITNESS WHEREOF, the Parties have caused this MEMORANDUM OF OPTION TO PURCHASE to be executed by their respective duly authorized representatives.

SCHOOL DISTRICT:

Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools

By: Kim Wellensiek
Kim Wellensiek,
President of the Board of Education
Johnson County Central Public Schools

STATE OF NEBRASKA)
COUNTY OF Johnson) ss.



The foregoing instrument was acknowledged before me this 13th day of January, 2021, by Kim Wellensiek, President of the Board of Education of Johnson County Central Public Schools.

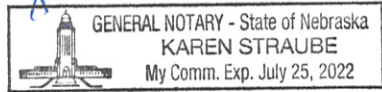
Laurie L. Badertscher
Notary Public

OWNER:

David Wilson
David Wilson

STATE OF NEBRASKA)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by David Wilson.

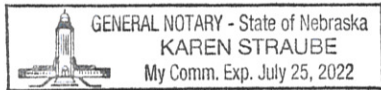


Karen Straube
Notary Public

Suzanne Wilson
Suzanne Wilson

STATE OF NEBRASKA)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by Suzanne Wilson.



Karen Straube
Notary Public