



**Accountability – Honesty
Dedication – Integrity – Respect**

City Hall | Administrative Office
2500 14th St., Suite 3
Columbus, NE 68601
402-562-4232
columbusne.us

Memorandum

Date: June 11, 2026

To: Tara Vasicek, City Administrator

From: Jean Van Iperen, Planning & Economic Development Coordinator

RE: Ordinance Authorizing Deeds of Reconveyance – Quail Meadows Addition

Recommendation:

Approval of the Ordinance authorizing the Mayor and City Administration to execute Requests for Deeds of Reconveyance and Partial Deeds of Reconveyance for lots within the Quail Meadows Addition and authorize the release of Lots 1 through 6, Block C as presented.

Discussion:

The City of Columbus currently holds a Deed of Trust securing an \$800,000 promissory note from Quail Meadows, LLC related to the development of the Quail Meadows Addition. The Deed of Trust was executed on April 7, 2025, and recorded on May 14, 2025.

As residential lots within Quail Meadows are sold, the City must authorize the release of those individual lots from the Deed of Trust through a Deed of Reconveyance or Partial Deed of Reconveyance. Currently, each release would require City Council approval.

The proposed ordinance authorizes the Mayor and City Administrator to execute Requests for Deeds of Reconveyance and Requests for Partial Deeds of Reconveyance on behalf of the City for lots within the Quail Meadows Addition. This will streamline the process by eliminating the need for individual City Council approval each time a lot is sold while maintaining the City's security interest in the remaining unsold lots.

The accompanying Partial Deed of Reconveyance would release Lots 1 through 6, Block C, Quail Meadows Addition from the Deed of Trust, allowing those lots to be conveyed to purchasers while the remaining lots continue to secure the outstanding obligation.

Fiscal Impact: None

Alternative:

Signature: Jean Van Iperen

Concurrence: Betsy Eckhardt

Approved: [Signature]

Sipple, Hansen, Emerson
Schumacher, Klutman &
Valorz LLC
PO Box 1305
Columbus, NE 68602-1305

Return To:
City of Columbus
2500 14th Street
P.O. Box 1677
Columbus, NE 68601

PARTIAL DEED OF RECONVEYANCE

Neal J. Valorz, Attorney at Law, Trustee under the Nebraska Deed of Trust dated April 7 2025, made by Quail Meadows, LLC, Trustor, dated April 7 2025, and recorded May 14, 2025, in Book 770 of Mortgages, Page 569, of the Register of Deeds, Platte County, Nebraska, having received from the City of Columbus, Nebraska, the Beneficiary thereunder, a written request to reconvey, in part, and in accordance with said request and the provisions of said Deed of Trust does hereby reconvey, without warranty, to the entity legally entitled thereto, all right, title and interest in and to that portion of the real property described in said Deed of Trust said portion being described as follows:

Lots 1, 2, 3, 4, 5, and 6, Block C, Quail Meadows Addition, a Subdivision of Part of the Northeast ¼ of the Southwest ¼ of Section 29, Township 17, North, Range 1 East of the 6th P.M., Platte County, Nebraska.

DATED this ____ day of _____ 2026

Neal J. Valorz, Attorney at Law, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

Before me, a notary public qualified for said county, personally came Neal J. Valorz, known to me to be the identical person who signed the foregoing and acknowledged the execution thereof to be his voluntary act and deed.

DATED this ____ day of _____ 2026

Notary Public

REQUEST FOR PARTIAL DEED OF RECONVEYANCE

**TO: Neal J. Valorz, Attorney at Law, Trustee
P. O. Box 1305
Columbus, NE 68602**

The undersigned Beneficiary, the City of Columbus, Nebraska, is the legal owner and holder of the Promissory Note in the original sum of Eight Hundred Thousand Dollars (\$800,000.00), secured by that certain Deed of Trust dated April 7 2025, in which Neal J. Valorz, Attorney at Law, is Trustee and Quail Meadows, LLC, is Trustor, recorded May 14, 2025, in Book 770 of Mortgages, Page 569, of the Register of Deeds, Platte County, Nebraska.

You are requested to reconvey, without warranty, to Quail Meadows, LLC, the right, title or interest now held by you thereunder in and to that portion of the real property described in said Deed of Trust, situated in Platte County, Nebraska, as follows:

Lots 1, 2, 3, 4, 5, and 6, Block C, Quail Meadows Addition, a Subdivision of Part of the Northeast ¼ of the Southwest ¼ of Section 29, Township 17, North, Range 1 East of the 6th P.M., Platte County, Nebraska.

The making of this Partial Reconveyance shall be endorsed by the undersigned Beneficiary upon said Note and Deed of Trust.

CITY OF COLUMBUS, NEBRASKA, Beneficiary

By _____
JAMES BULKLEY, Mayor

By _____
TARA VASICEK, City Administrator

ATTEST:

City Clerk
(SEAL)