ORDINANCE NO. 25-483

WHEREAS, Deposit Road, LLC, an Alabama Limited Company, by James R. Hays and John W. Hays, as its Management Committee Managers; The Estate of William Stevens, by Alison L. Stevens, as its Personal Representative; and The Estate of Kelly Virginia Stevens also known as Kelly V. Stevens, by Blake W. Waranch, as its Personal Representative, being the owners, as the term is defined by Section 11-42-20, Code of Alabama 1975, of all the property or territory hereinafter particularly described (which property or territory is hereinafter referred to as "the Property"), filed with the City Clerk of the City of Huntsville, Alabama, a signed and written petition requesting that the Property be annexed to the City of Huntsville, Alabama, which petition is on file with the City Clerk of the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signatures of the owners of the Property, and filed together with said petition was a map showing the relationship of the Property to the corporate limits of the City of Huntsville, Alabama, which map is attached hereto and incorporated herein by reference; and

WHEREAS, the Property is contiguous to the present city limits of the City of Huntsville, Alabama, and the Property does not lie within the corporate limits or police jurisdiction of any other municipality; and

WHEREAS, the City Council of the City of Huntsville, Alabama, has determined that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and has further determined that all legal requirements for annexing the Property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama hereby finds that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and assents to the annexation of the Property to the City of Huntsville, Alabama;

2. That the corporate limits of the City of Huntsville, Alabama, be, and the same are hereby extended and rearranged so as to embrace and include the Property, which is particularly described as follows:

A parcel of land Located in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter of Section 9, Township 4 South, Range 2 East and in the Northeast Quarter of the Northwest Quarter and in the Northwest Quarter of the Northeast Quarter of Section 16, Township 4 South, Range 2 East of the Huntsville Meridian, Madison County, Alabama and being more particularly described as follows: Commencing at the Northwest Corner of said Section 16; thence South 87 Degrees 59 Minutes 26 Seconds East, 2442.89 feet to the Point of Beginning and lying at the centerline of Little Cove Road (160' Public Right-of-Way); Thence, from the Point of Beginning and leaving the centerline of said Little Cove Road, North 37 Degrees 13 Minutes 48 Seconds East, 12.41 feet to a point; thence North 74 Degrees 56 Minutes 44 Seconds East, 216.13 feet to a point; thence North 48 Degrees 24 Minutes 07 Seconds East, 79.18 feet to a point; thence South 76 Degrees 24 Minutes 51 Seconds East, 1321.89 feet to a point lying in the centerline of Hurricane Creek; thence, along the centerline of Hurricane Creek, South 29 Degrees 57 Minutes 20 Seconds West, 187.57 feet to a point lying in the centerline of Little Cove Road (160' Public Right-of-Way); thence, along said centerline of said Little Cove Road, North 76 Degrees 24 Minutes 51 Seconds West, 1,508.90 feet to the Point of Beginning. Containing 5.78 acres, more or less.

INCLUDING

A parcel of land Located in the Northwest Quarter of the Northeast Quarter of Section 16, Township 4 South, Range 2 East of the Huntsville Meridian, Madison County, Alabama and being more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence South 83 Degrees 35 Minutes 20 Seconds East, 3945.26 feet to the Point of Beginning and lying at the centerline of Little Cove Road (160' Public Right-of-Way); thence, from the Point of Beginning and leaving the centerline of said Little Cove Road and along the centerline of Hurricane Creek, North 29 Degrees 57 Minutes 20 Seconds East, 187.57 feet to a point; thence, leaving the centerline of Hurricane Creek, South 76 Degrees 24 Minutes 51 Seconds East, 195.09 feet to a point; thence along a curve to the left having a radius of 965.93 Feet, An Arc Length of 27.59 Feet, a chord bearing and distance of South 77 Degrees 13 Minutes 39 Seconds East, 27.59 feet to a point; thence South 11 Degrees 56 Minutes 32 Seconds West, 179.96 feet to a point lying in the centerline of said Little Cove Road (160' Public Right-of-Way); thence, along said centerline of said Little Cove Road, along a curve to the right having a radius of 1145.82 feet, an arc length of 32.75 Feet, a chord bearing and distance of North 77 Degrees 14 Minutes 20 Seconds West, 32.75 feet to a point; thence, along said centerline of said Little Cove Road, North 76 Degrees 24 Minutes 51 Seconds West, 247.96 feet to the Point of Beginning. Containing 1.04 acres, more or less.

INCLUDING

A parcel of land located in the Northeast Quarter and in the North Half of the Southeast Quarter of Section 16, Township 4 South, Range 2 East of the Huntsville Meridian, Madison County, Alabama and being more particularly described as follows: Commencing at the Northwest Corner of said Section 16; thence South 83 Degrees 33 Minutes 51 Seconds East, 3967.94 feet to the Point of Beginning and lying at the centerline of Little Cove Road (Public Right-of-Way); thence, from the Point of Beginning and along said centerline of said Little Cove Road, South 76 Degrees 24 Minutes 51 Seconds East, 225.10 feet to a point; thence, along said centerline of said Little Cove Road, along a curve to the left having a radius of 1,145.82 Feet, an arc length of 32.75 Feet, A Chord Bearing and Distance of South 77 Degrees 14 Minutes 20 Seconds East, 32.75 feet to a point; thence, leaving said centerline of said Little Cove Road, South 11 Degrees 56 Minutes 32 Seconds West, 79.67 feet to a point; thence South 00 Degrees 27 Minutes 26 Seconds West, 312.63 feet to a point; thence North 89 Degrees 32 Minutes 34 Seconds West, 194.93 feet to a point; thence South 00 Degrees 27 Minutes 23 Seconds West, 1797.99 feet to a point; thence North 89 Degrees 54 Minutes 37 Seconds East, 1,334.91 feet to a point; thence South 00 Degrees 22 Minutes 14 Seconds West, 1,301.74 feet to a point; thence South 89 Degrees 17 Minutes 19 Seconds West, 1,336.96 feet to a point; thence South 89 Degrees 17 Minutes 43 Seconds West, 668.69 feet to a point; thence North 00 Degrees 30 Minutes 01 Second East, 1,323.62 feet to a point; thence South 89 Degrees 53 Minutes 43 Seconds West, 667.47 feet to a point; thence North 00 Degrees 32 Minutes 01 Second East, 1183.27 feet to a point; thence North 00 Degrees 32 Minutes 09 Seconds East, 25.00 feet to the centerline of Hurricane Creek the following courses; North 45 Degrees 11 Minutes 07 Seconds East, 549.58 feet; North 53 Degrees 36 Minutes 07 Seconds East, 291.61 feet; South 89 Degrees 22 Minutes 10 Seconds East, 321.74 feet; North 35 Degrees 46 Minutes 58 Seconds East, 281.16 feet; North 43 Degrees 54 Minutes 56 Seconds East, 247.47 feet; North 13 Degrees 35 Minutes 09 Seconds East, 79.96 feet to the Point of Beginning. Containing 114.91 acres, more or less.

3. That this ordinance shall be published as provided by law and become effective upon its publication as required by law.

4. That the Mayor and City Clerk of the City of Huntsville, Alabama, are hereby authorized, requested, and directed for and on behalf of the governing body of the City to file a description of the property or territory herein annexed in the Office of the Judge of Probate of Madison County, Alabama.

ADOPTED this the 26th day of June, 2025.

/s/ John Meredith
President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 26th day of June, 2025.

/s/ Tommy Battle
Mayor of the City of Huntsville,
Alabama

ORDINANCE NO. 25-484

WHEREAS, Willie Watson, a married man, being the owner, as the term is defined by Section 11-42-20, Code of Alabama 1975, of all the property or territory hereinafter particularly described (which property or territory is hereinafter referred to as "the Property"), filed with the City Clerk of the City of Huntsville, Alabama, a signed and written petition requesting that the Property be annexed to the City of Huntsville, Alabama, which petition is on file with the City Clerk of the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signature of the owner of the Property, and filed together with said petition was a map showing the relationship of the Property to the corporate limits of the City of Huntsville, Alabama, which map is attached hereto and incorporated herein by reference; and

WHEREAS, the Property is contiguous to the present city limits of the City of Huntsville, Alabama, and the Property does not lie within the corporate limits or police jurisdiction of any other municipality; and

WHEREAS, the City Council of the City of Huntsville, Alabama, has determined that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and has further determined that all legal requirements for annexing the Property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama hereby finds that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and assents to the annexation of the Property to the City of Huntsville, Alabama;

2. That the corporate limits of the City of Huntsville, Alabama, be, and the same are hereby extended and rearranged so as to embrace and include the Property, which is particularly described as follows:

All that part of Section 03, Township 05 South, Range 02 West of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Southeast Corner of said Section 03; thence North 63 Degrees 58 Minutes 43 Seconds West 1451.89 feet to a point; said point is further described as the Point of Beginning; thence from the Point of Beginning, North 88 Degrees 18 Minutes 32 Seconds West 222.54 feet to a point; thence North 00 Degrees 00 Minutes 00 Seconds East 63.69 feet to a point; thence South 88 Degrees 18 Minutes 33 Seconds East 222.13 feet to a point; thence South 00 Degrees 21 Minutes 39 Seconds East 63.70 feet back to the Point of Beginning and containing 0.33 acres, more or less.

3. That this ordinance shall be published as provided by law, and become effective upon its publication as required by law.

4. That the Mayor and City Clerk of the City of Huntsville, Alabama, are hereby authorized, requested, and directed for and on behalf of the governing body of the City to file a description of the property or territory herein annexed in the Office of the Judge of Probate of Madison County, Alabama.

ADOPTED this the 26th day of June, 2025.

/s/ John Meredith
President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 26th day of June, 2025.

/s/ Tommy Battle
Mayor of the City of Huntsville,
Alabama

ORDINANCE NO. 25-485

WHEREAS, Greenbrier Enterprises, LLC, by Mark Russell McDonald, as its Manager, being the owners, as the term is defined by Section 11-42-20, Code of Alabama 1975, of all the property or territory hereinafter particularly described (which property or territory is hereinafter referred to as "the Property"), filed with the City Clerk of the City of Huntsville, Alabama, a signed and written petition requesting that the Property be annexed to the City of Huntsville, Alabama, which petition is on file with the City Clerk of the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signatures of the owners of the Property, and filed together with said petition was a map showing the relationship of the Property to the corporate limits of the City of Huntsville, Alabama, which map is attached hereto and incorporated herein by reference; and

WHEREAS, the Property is contiguous to the present city limits of the City of Huntsville, Alabama, and the Property does not lie within the corporate limits or police jurisdiction of any other municipality; and

WHEREAS, the City Council of the City of Huntsville, Alabama, has determined that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and has further determined that all legal requirements for annexing the Property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama hereby finds that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and assents to the annexation of the Property to the City of Huntsville, Alabama;

2. That the corporate limits of the City of Huntsville, Alabama, be, and the same are hereby extended and rearranged so as to embrace and include the Property, which is particularly described as follows:

A tract of land lying in Section 14, Township 4 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama, and being more particularly described as follows: Commencing at a railroad spike in Segers Road, said point being the center of the South boundary of said Section 14, thence from said railroad spike North 88 Degrees 41 Minutes 46 Seconds West a distance of 569.96 feet to5/8 inch McElroy; thence North 00 Degrees 45 Minutes 03 Seconds East a distance of 546.07 feet to A 1/2 inch capped rebar stamped "Johnson Ca0193ls" And The Point of Beginning of the herein described tract; Thence from said Point of Beginning, South 88 Degrees 41 Minutes 00 Seconds East a distance of 542.93 feet to a 1/2 Rebar; Thence North 01 Degrees 19 Minutes 26 Seconds East a distance of 159.84 feet to a 1/2 inch Athens; Thence North 88 Degrees 40 Minutes 01 Seconds West a distance of 544.55 feet to a 1/2 Rebar; Thence South 00 Degrees 44 Minutes 42 Seconds West a distance of 160.00 feet to the Point of Beginning and containing 2.00± acres, more or less.

INCLUDING

A tract of land lying in Section 14, Township 4 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama, and being more particularly described as follows: Commencing at a railroad spike in Segers Road, said point being the center of the South Boundary of Said Section 14, thence from said railroad spike North 88 Degrees 41 Minutes 46 Seconds West a distance of 569.96 feet to5/8 inch Mcelroy; Thence North 00 Degrees 45 Minutes 03 Seconds East a distance of 546.07 feet to a 1/2 inch Mcelroy; Thence North 00 Degrees 45 Minutes 07 Seconds East a distance of 160.00 feet to the Point of Beginning of the herein described tract; Thence from said Point of Beginning, North 88 Degrees 40 Minutes 01 Second West a distance of 120.05 feet to a Point; Thence North 00 Degrees 51 Minutes 01 Seconds East a distance of 513.80 feet to a Point; Thence South 88 Degrees 41 Minutes 53 Seconds East a distance of 393.93 feet to a 1/2 rebar; Thence South 00 Degrees 42 Minutes 58 Seconds West a distance of 295.03 To A 1/2 rebar; Thence North 86 Degrees 46 Minutes 18 Seconds West a distance of 4.83 feet to a 1/2 MSG; Thence South 00 Degrees 46 Minutes 55 Seconds West a distance of 179.01 feet to a 1/2 Mcelroy; Thence North 88 Degrees 42 Minutes 02 Seconds West a distance of 254.20 feet to a point; Thence South 00 Degrees 42 Minutes 24 Seconds West a distance of 40.00 feet to a point; Thence North 88 Degrees 38 Minutes 44 Seconds West a distance of 15.86 feet back to the Point of Beginning, and containing 4.40± acres, more or less.

3. That this ordinance shall be published as provided by law, and become effective upon its publication as required by law.

4. That the Mayor and City Clerk of the City of Huntsville, Alabama, are hereby authorized, requested, and directed for and on behalf of the governing body of the City to file a description of the property or territory herein annexed in the Office of the Judge of Probate of Limestone County, Alabama.

ADOPTED this the 26th day of June, 2025.

/s/ John Meredith
President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 26th day of June, 2025.

/s/ Tommy Battle
Mayor of the City of Huntsville,
Alabama

ADOPTED 06/26/25

ORDINANCE NO. 25-494

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting the vacation of a utility and drainage easement; that the applicant has represented to the City of Huntsville that **The City of Huntsville, Alabama,** is the owner of the property across which said easement lies; that said easement, or the portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

THIS INSTRUMENT PREPARED BY:
Katherine Amos Beasley
Lanier Ford Shaver & Payne, P.C.
Attorney for Grantor
2101 W. Clinton Ave., Ste. 102
Huntsville, AL 35805
256-535-1100

(Space Above Line for Use by Recording Office)

STATE OF ALABAMA

COUNTY OF MADISON

QUITCLAIM DEED FOR VACATION OF UTILITY AND DRAINAGE EASEMENTS

THIS INDENTURE made and entered into on this 26 day of June, 2025, by and between, CITY OF HUNTSVILLE, an Alabama municipal corporation ("Grantor") and CITY OF HUNTSVILLE, an Alabama municipal corporation ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of Ten Dollars ($10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the Grantee, all of the Grantor's right, title, interest and claim in and to the following described utility and drainage easements situated in the City of Huntsville, County of Madison, State of Alabama, to-wit (the "Easements"):

See **Exhibit "A"** attached hereto and incorporated herein, and said Easements being depicted in **Exhibit "B"** and **Exhibit "C"** attached hereto.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on its behalf by its Mayor and attested by its City Clerk, pursuant to Ordinance No. 25-494, as of this the 26 day of June, 2025.

[SIGNATURE PAGE TO FOLLOW]

CITY OF HUNTSVILLE, an Alabama municipal corporation

By: Tommy Battle
Tommy Battle, Mayor

ATTEST:

By: S. Edwards
Shaundrika Edwards, City Clerk

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Battle and Shaundrika Edwards, whose names as Mayor and City Clerk, respectively, of the CITY OF HUNTSVILLE, an Alabama municipal corporation, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same for and as the act of said municipal corporation on the day the same bears date.

Given under my hand and official seal this the 26 day of June, 2025.

ANITA GWINN CHARGUALAF NOTARY PUBLIC STATE AT LARGE ALABAMA

Anita Gwinn Chargualaf
NOTARY PUBLIC
My commission expires: July 10, 2028

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE DRAFTER. NO TITLE EXAMINATION HAS BEEN PERFORMED AND NO TITLE OPINION ISSUED IN CONNECTION WITH THIS TRANSACTION.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 305 Fountain Circle, P.O. Box 308, Huntsville, Alabama 35801
Grantee's Address: 305 Fountain Circle, P.O. Box 308, Huntsville, Alabama 35801
Property Address: two (2) +/- 0.80 acre u & d easements in S35, T3S, R2W
Purchase Price: N/A

Exhibit "A"
(Legal Description of Vacated Easement)

Easement 1:

A tract of land lying and being in Section 36, Township 3 South, Range 2 West of the Huntsville Meridian.

Said tract being a portion of the property conveyed to the City of Huntsville in Deed Book 2025, Page 5233 as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows:

Commencing at a #5 rebar with an illegible cap found marking the northeast corner of Lot 1 of a resubdivision of Lot 1 of a resubdivision of Lot 1 of a resubdivision of Lots 4 and 5, Block 4, and Lots 1 and 2, Block 5 of parts of Blocks 1, 4, 5 & 6 of Cummings Research Park West, Plat Book 22 Page 54 and other lands as recorded in Document number 20050812000534510 recorded in Document number 20060630000435510 and other lands as recorded in the Office of the Judge of Probate for Madison County Alabama in Document number 2008-000777320 said point marking the south right-of-way of Explorer Boulevard; thence leaving said right-of-way and along the east boundary of said Lot 1 South 04 Degrees 49 Minutes 58 Seconds East a distance of 25.26 feet to a #5 rebar with a cap Stamped "Garver LLC CA-445-LS: (typical) set, said point being the Point of Beginning of the herein described tract having established grid coordinates of (N) 1541950.97, (E) 399347.73 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83),

Thence continuing along said east boundary of said Lot 1 South 04 Degrees 49 Minutes 58 Seconds East a distance of 1390.81 feet to a point on the north boundary of an existing 25 foot Public Utility and Drainage Easement as recorded in Instrument number 2008-00777320; thence leaving said lot line and along said north boundary North 88 Degrees 12 Minutes 38 Seconds West a distance of 25.17 feet to a #5 rebar set marking the west boundary of an existing 25 foot Public Utility and Drainage Easement; thence leaving said north boundary and along the west boundary of said existing easement North 04 Degrees 49 Minutes 58 Seconds West a distance of 1391.53 feet to a point on the south boundary of an existing 25 foot Utility and Drainage Easement; thence leaving said west boundary and along said south boundary South 86 Degrees 35 Minutes 49 Seconds East a distance of 25.26 feet to the point of beginning and containing 0.80 acres more or less.

The above-described tract contains 0.80 acres (34525.835 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

Easement 2:

A tract of land lying and being in Section 36, Township 3 South, Range 2 West of the Huntsville Meridian.

Said tract being a portion of the property conveyed to the City of Huntsville in Document Number 201800032350 as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows:

Commencing at a #5 rebar with an illegible cap found marking the northwest corner of Lot 1 of Mark C Smith Subdivision Phase 3 as recorded in the Office of the Judge of Probate for Madison County,

Alabama in Document 201800032350 said point marking the south right-of-way of Explorer Boulevard; thence leaving said right-of-way and along the west boundary of said Lot 1 South 4 Degrees 49 Minutes 58 Seconds East a distance of 25.26 feet to a #5 rebar with a cap Stamped "Garver LLC CA-445-LLC: (typical) set, said point being the Point of Beginning of the herein described tract having established grid coordinates of (N) 1541950.97, (E) 399347.73 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

Thence leaving said lot and along the south boundary of an existing 25 Public Utility and Drainage Easement South 86 Degrees 35 Minutes 49 Seconds East a distance of 25.26 feet to a #5 rebar set marking the east boundary of an existing 25 Public Utility and Drainage Easement to be vacated; thence leaving said south boundary and along the east boundary of said existing easement to be vacated South 04 Degrees 49 Minutes 58 Seconds East a distance of 1390.07 feet to a #5 rebar set marking the north boundary of an existing 25 Public Utility and Drainage Easement as recorded in Instrument number 2008-00777320; thence leaving said east boundary and along the north boundary of said easement line North 88 Degrees 15 Minutes 38 Seconds West a distance of 25.17 feet to a point on the west boundary of said Lot 1 of the Mark C. Smitch Subdivision Phase 3; thence leaving said north boundary and along said lot line North 04 Degrees 49 Minutes 58 Seconds West a distance of 1390.81 feet to the point of beginning and containing 0.80 acres more or less.

The above-described tract contains 0.80 acres (34467.6977 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

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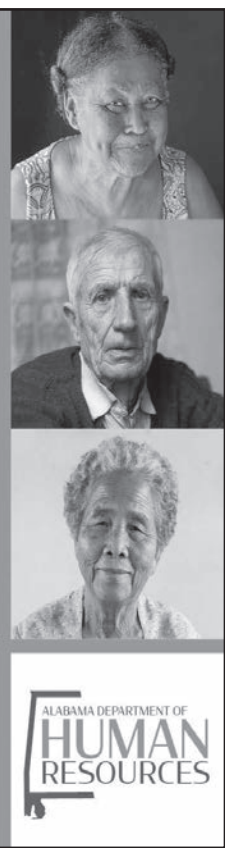
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