



DEED 2017062252



AUG 08 2017 16:31 P 4

Nebr Doc Stamp Tax
08-08-2017 Date
\$ Ex005
By SB

Fee amount: 28.00  
FB: 61-36635  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
08/08/2017 16:31:54.00



2017062252

When recorded, return to:  
Austin C. Bradley, Esq.  
McGrath North Mullin & Kratz, PC LLO  
1601 Dodge Street, Suite 3700  
Omaha, Nebraska 68102

QUITCLAIM DEED

**KSF SKATE CENTERS**, a Nebraska general partnership ("Grantor"), in consideration of \$1.00 and other good and valuable consideration, received from **S.D. PROPERTIES, L.L.C.**, a Nebraska limited liability company ("Grantee"), does hereby quitclaim and confirm unto Grantee all of Grantor's interest in the improvements located on the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Douglas County, Nebraska:

See Exhibit "A" attached hereto and incorporated by reference herein.

To have and to hold the above described premises together with any after acquired title and all tenements, hereditaments and appurtenances thereto belonging unto Grantee and to Grantee's heirs and assigns forever.

[Signature page follows.]

DATED: August 2<sup>nd</sup>, 2017.

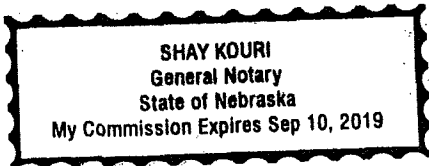
KSF SKATE CENTERS  
A Nebraska General Partnership

By: [Signature]  
KEVIN B. CERNIK, General Partner

By: [Signature]  
SCOTT W. CERNIK, General Partner

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

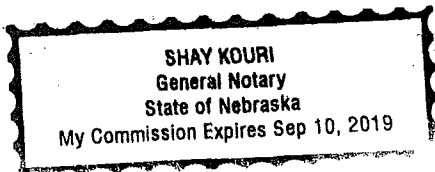
On this 2 day of August, 2017, before me a Notary Public in and for said county and state, personally appeared KEVIN B. CERNIK, general partner on behalf of KSF Skate Centers, a Nebraska general partnership.



[Signature]  
Notary Public

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On this 2 day of August, 2017, before me a Notary Public in and for said county and state, personally appeared SCOTT W. CERNIK, general partner on behalf of KSF Skate Centers, a Nebraska general partnership.



[Signature]  
Notary Public

Exhibit "A"

### LEGAL DESCRIPTION

All of Lots 1 and 2, Southwest Park, and also part of Lot 3, Southwest Park, a subdivision located in the SE 1/4 of Section 36, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, Southwest Park; thence along the West right-of-way line of 132nd Street, said line also being the East line of said Lot 2, Southwest Park, on the following described courses; thence  $S00^{\circ}12'38''W$  (assumed bearing) a distance of 90.14 feet; thence  $S02^{\circ}30'36''W$ , a distance of 89.72 feet; thence Westerly on a curve to the right with a radius of 35.00 feet, a distance of 53.60 feet, said curve having a long chord which bears  $S46^{\circ}22'22''W$ , a distance of 48.51 feet to a point on the North right-of-way line of "B" Street, said line also being the South line of said Lot 2, Southwest Park; thence along said South line of Lot 2, Southwest Park, said line also being the said North right-of-way line of "B" Street on the following described courses; thence  $N89^{\circ}45'46''W$ , a distance of 28.05 feet; thence Southwesterly on a curve to the left with a radius of 295.00 feet, a distance of 241.47 feet, said curve having a long chord which bears  $S66^{\circ}44'18''W$ , a distance of 234.78 feet; thence  $S47^{\circ}14'55''W$ , a distance of 17.99 feet; thence Northerly on a curve to the right with a radius of 60.00 feet, a distance of 135.85 feet, said curve having a long chord which bears  $N67^{\circ}54'06''W$ , a distance of 108.64 feet to a point on the East right-of-way line of "A" Street, said line also being the West line of said Lot 2, Southwest Park; thence Northerly along said East right-of-way line of "A" Street, said line also being said West line of Lot 2, Southwest Park, on a curve to the right with a radius of 433.02 feet, a distance of 23.89 feet, said curve having a long chord which bears  $N01^{\circ}28'09''W$ , a distance of 23.89 feet; thence  $N00^{\circ}06'42''E$  along said West line of Lot 2, Southwest Park, a distance of 154.28 feet; thence Northwesterly along said West line of Lot 2, Southwest Park and the South line of said Lot 3, Southwest Park, on a curve to the left with a radius of 125.00 feet, a distance of 124.23 feet, said curve having a long chord which bears  $N28^{\circ}21'21''W$ , a distance of 119.18 feet; thence  $N00^{\circ}00'01''W$ , a distance of 160.13 feet to a point on the North line of said Lot 3, Southwest Park; thence  $S89^{\circ}56'21''E$  along said North line of Lot 3, Southwest Park and also along the North line of said Lot 1, Southwest Park, a distance of 454.50 to the Northeast corner of said Lot 1, Southwest Park, said point also being on said West right-of-way line of 132nd Street; thence  $S00^{\circ}12'23''W$  along said East line of Lot 1, Southwest Park, said line also being said West right-of-way line of 132nd Street, a distance of 165.49 feet to the point of beginning.

Said tract of land contains an area of 4.120 acres, more or less.