



DEED OF DISTRIBUTION FROM LIMITED LIABILITY COMPANY

S.D. PROPERTIES, L.L.C., a Nebraska limited liability company, herein called the GRANTOR, for good and valuable consideration received from KEVIN B. CERNIK, a single man, herein called the GRANTEE, does hereby distribute, grant, bargain, sell, convey and confirm to GRANTEE, an undivided **50.0%** tenant in common interest in all of GRANTOR'S rights title and interest in and to the improvements only located on the real estate legally described on the attached Exhibit A.

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.

Dated this 9 day of January, 2019.

S.D. PROPERTIES, L.L.C. Grantor

BY: 
Scott W. Cernik, Member

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a notary public in and for the State of Nebraska, this 9 day of January, 2019, by Scott W. Cernik, Member of S.D. Properties, L.L.C., a Nebraska limited liability company, who is personally known by me, or was identified through satisfactory documentary evidence.





Notary Public

Exhibit A – Property 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 $S46^{\circ}22'22''$, 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.