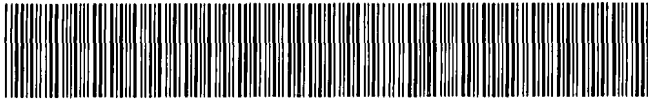


DEED 2014065731



AUG 22 2014 12:30 P 5

Nebr. Doc  
Stamp Tax

8-22-14

Date

\$1,575.00

By MJ

deed 5/12

FEE 34.00 FB 64-25560

BKP EXAM

IND SCAN PRF

> ✓ to  
Deeds office

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/22/2014 12:30:37.62



2014065731

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO:

Mark Kitson

13325 Millard Ave

Omaha, NE 68137

CHECK NUMBER

5208

## PARTNERSHIP WARRANTY DEED

ROADHOUSE PARTNERSHIP, a Nebraska General Partnership, GRANTOR, in consideration of One Dollar (\$1.00) received from the GRANTEE, SARPY-MILLARD ROADHOUSE, L.L.C., a Nebraska Limited Liability Partnership conveys to the GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 7 through 18 inclusive, Black 13, Town of Millard, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances; *(except an easement dated May 9, 1972)*
- (2) Has legal power and lawful authority to convey the same;
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED 21 day of July, 2014.

ROADHOUSE PARTNERSHIP, GRANTOR

By Mark Kitson  
MARK KITSON, Partner

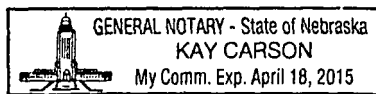
By Michael Pettis  
MICHAEL PETTIS, Partner

By Joseph Falcone  
JOSEPH FALCONE and

By Vickie Falcone  
VICKIE FALCONE, Joint Owners  
With Right of Survivorship, Partners

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

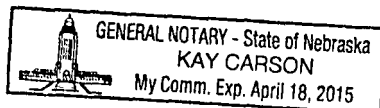
The foregoing instrument was acknowledged before me on the 21 day of July, \_\_\_\_\_, by MARK KITSON, Partner, on behalf of the ROADHOUSE PARTNERSHIP, a Nebraska General Partnership.



Kay Carson  
Notary Public

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

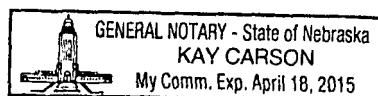
The foregoing instrument was acknowledged before me on the 21 day of July, \_\_\_\_\_, by MICHAEL PETTIS, Partner, on behalf of the ROADHOUSE PARTNERSHIP, a Nebraska General Partnership.



Kay Carson  
Notary Public

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

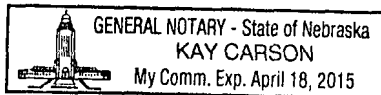
The foregoing instrument was acknowledged before me on the 21 day of July, 2014, by JOSEPH FALCONE, Joint Owner with Right of Survivorship with Vickie Falcone, Partner, on behalf of the ROADHOUSE PARTNERSHIP, a Nebraska General Partnership.



Kay Carson  
Notary Public

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me on the 21 day of July, 2014, by VICKIE FALCONE, Joint Owner with Right of Survivorship with Joseph Falcone, Partner, on behalf of the ROADHOUSE PARTNERSHIP, a Nebraska General Partnership.



Kay Carson  
Notary Public

STATE OF NEBRASKA, COUNTY OF \_\_\_\_\_

Filed for record and entered in Numerical Index on \_\_\_\_\_  
20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_.m. and recorded in Deed Record \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
County or Deputy County Clerk  
Register or Deputy Register of Deeds

Return to: M. H. Weinberg  
9290 W. Dodge Road, Suite 205  
Omaha, NE 68114  
402-397-0999

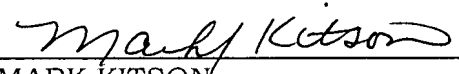
PARTNERSHIP CERTIFICATE

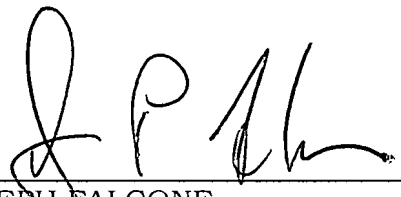
The undersigned have formed a Partnership under the name of ROADHOUSE PARTNERSHIP.


The general nature of the Partnership business is directly and indirectly, to acquire, construct, rehabilitate, manage, lease, operate and maintain one or more real estate projects (the "Projects") including without limitation, 13325 Millard Avenue, Omaha, Nebraska, 68137 for income producing purposes and as an investment; to furnish goods and services in connection with the operation and management of the projects, to enter into agreements pertaining to the construction, acquisition, rehabilitation, management, operations, leasing and maintenance of the Projects; to borrow funds for such purposes and to mortgage or otherwise encumber any or all of the Partnership's assets or properties to secure such borrowings; to sell or otherwise dispose of all or any part of the Partnership's interest in the Projects and the assets and properties of the Partnership; and to undertake and carry on all activities necessary, advisable or incidental in connection with any of the foregoing.


The name and residence of each individual member of the Partnership are set forth below.

This certificate is executed this 21 day of July, 2014 in compliance with Section 67-101, Nebraska Reissue Revised Statutes of 1943, as amended.

  
MARK KITSON  
12568 Yates Street  
Omaha, NE 68164

  
JOSEPH FALCONE

  
MICHAEL PETTIS  
~~13411 Nicholas Street~~  
Omaha, NE 68154  
13405 Pearl

  
VICKIE FALCONE  
Joint Owners with Right of Survivorship  
1511 South 113<sup>th</sup> Plaza  
Omaha, NE 68144