

DOUGLAS COUNTY, NV **2018-917948**
RPTT:\$5740.80 Rec:\$35.00
\$5,775.80 Pgs=5 **08/10/2018 01:39 PM**
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

This instrument prepared by:
Neva Wagner, Esq.
Perkins Coie LLP
131 S. Dearborn St.
Suite 1700
Chicago, IL 60603

After recording return to:
FCPT Holdings, LLC
591 Redwood Highway
Suite 1150
Mill Valley, CA 94941
Attn: General Counsel

Forward Future Tax Bills to: ~~brinker~~
Brinker International
6820 LBJ Freeway
Dallas, Texas 75240
Attn: Tax Department

APN: 1420-06-502-011

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Brinker Property Corporation, a Delaware corporation whose address is c/o Brinker International, 6820 LBJ Freeway, Dallas, TX 75240 ("**Grantor**"), hereby conveys to FCPT Holdings, LLC, a Delaware limited liability company whose address is 591 Redwood Highway, Suite 1150, Mill Valley, California 94941, Attn: General Counsel ("**Grantee**"), that certain parcel of land located in Carson City, County of Douglas, State of Nevada, and legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**"), together with all buildings and other improvements located thereon, if any, and all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor.

Commonly known as: 3784 US Hwy 395 S., Carson City, NV 89705

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: those matters set forth on **Exhibit B** attached hereto and incorporated herein by this references, none of which are sought to be reimposed hereby (the "**Permitted Exceptions**"); the state of facts which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

[Signature Page Follows]

Exhibit A
Legal Description

All that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Adjusted Outparcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Edgar S. Roberts, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 8, 2003, in Book 903, Page 3071, as Document No. 589087, Official Records, being more particularly described as follows:

A parcel of land located within the West 1/2 of Government Lot 2 of Section 6 and within Government Lots 14 and 15, Westerly of U.S. Highway 395, of Section 6, Township 14 North, Range 20 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the North 1/16 corner (CC N1/16) of said Section 6, a found 5/8" rebar with aluminum cap PLS 3519, shown as the Southwest corner of 13-210-04 on the Amended Record of Survey for Douglas County #32, recorded July 11, 2000, in the Office of the Recorder of Douglas County, Nevada as Document No. 495561;

Thence along the Southerly line of said West 1/2 of Government Lot 2, North 89°32'09" East 1317.49 feet to the Northeast 1/16 corner (NE 1/16) of said Section 6;

Thence North 00°21'09" East, 107.38 feet;
Thence North 89°44'06" West, 0.59 feet;
Thence North 00°15'54", East 121.97 feet;

Thence along the arc of a curve to the left having a radius of 468.37 feet, central angle of 07°50'03" and arc length of 64.04 feet to the Southwest corner of Adjusted 13-210-04 as shown on the Record of Survey to Support a Boundary Line Adjustment for Edgar S. Roberts recorded February 9, 2001 in said office of Recorder, as Document No. 508502, the POINT OF BEGINNING.

Thence along the arc of a reverse curve to the right having a radius of 437.37 feet, central angle of 07°50'03" and arc length of 59.80 feet;

Thence North 00°15'54" East, 153.36 feet;
Thence East, 277.40 feet to a point on the Westerly right of way of U.S. Highway 395;
Thence along said Westerly right of way, South 07°48'25" West, 214.99 feet to the Southeast corner of said Adjusted 13-210-04;

Thence along the South line of said Adjusted 13-210-04, West, 245.10 feet to the POINT OF BEGINNING

PARCEL 2:

TOGETHER WITH those Easements which among other things, provides for access, ingress and egress as described in that document entitled Easements with Covenants and Restrictions Affecting Land ("ECR") recorded February 12, 2001, in Book 201, page 2028, as Document No. 508581, Official Records, Douglas County, Nevada.

PARCEL 3:

TOGETHER WITH that Mutual Easement and Use Agreement described as follows:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for non-exclusive pedestrian, vehicular ingress and egress, and storm drainage purposes located within a portion of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Adjusted 13-210-02 (also known as Outparcel 1) as shown on the Record of Survey to Support a Boundary Line Adjustment for Edgar S. Roberts recorded February 9, 2001 in said office of Recorder, as Document No. 508502;

Thence along the westerly line of said Outparcel 1, South $00^{\circ}15'54''$ West, 96.60 feet to the southwest corner of Adjusted A.P.N. 1420-06-502-003 (also known as Adjusted Outparcel 1), also being the northwest corner of Adjusted A.P.N. 1420-06-502-004 (also known as Adjusted Outparcel 2) as shown on the Record of Survey to Support a Boundary Line Adjustment for Edgar S. Roberts recorded September 8, 2003 in said office of Recorder as Document No. 589087, the POINT OF BEGINNING;

Thence along said westerly line of Outparcel 1, North $00^{\circ}15'54''$ East, 30.50 feet;

Thence South $89^{\circ}44'06''$ East, 48.00 feet;

Thence South $00^{\circ}15'54''$ West, 28.28 feet;

Thence along a line 2 feet northerly of and parallel with the common line between Adjusted Outparcel 1 and Adjusted Outparcel 2, EAST, 205.00 feet;

Thence SOUTH, 4.00 feet;

Thence along a line 2 feet southerly of and parallel with said common line between Adjusted Outparcel 1 and Adjusted Outparcel 2, WEST, 205.02 feet;

Thence South $00^{\circ}15'54''$ West, 25.72 feet;

Thence North $89^{\circ}44'06''$ West, 48.00 feet to a point on the westerly line of said Adjusted Outparcel 2;

Thence along said westerly line of Adjusted Outparcel 2, North $00^{\circ}15'54''$ East, 27.50 feet to the POINT OF BEGINNING.

APN: 1420-06-502-011

Document No. ⁵⁹¹⁹⁰⁰ is provided pursuant to the requirements of Section 6 NRS 111.312

Exhibit B
Permitted Exceptions

1. General/special real estate taxes for the year(s) 2018, a lien not yet due and payable.
2. All matters of record recorded in the County affecting the Property, without intent to reimpose same.
3. Any discrepancies, conflicts in boundary lines, shortages in area, encroachments and any state of facts disclosed by the survey of the Property performed by The Matthews Company.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-06-502-011
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$ 1,471,890.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ _____</u>
Transfer Tax Value:	<u>\$ 1,471,890.00</u>
Real Property Transfer Tax Due:	<u>\$ 5,740.80</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Vice President
 Signature _____ Capacity President

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Brinker Property Corporation
 Address: 6820 LBJ Freeway
 City: Dallas
 State: TX Zip: 75240

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: FCPT Holdings, LLC
 Address: 591 Redwood Highway, Suite 1150
 City: Mill Valley
 State: CA Zip: 94941

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Tina Title of Nevada Escrow # 01802287-TC
 Address: 541 Metzke Lane
 City: Bend State: OR Zip: 97511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)