

APN: 1320-30-615-001  
Affix R.P.T.T. \$8,190.00

RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE AGENCY OF  
NEVADA, INC.

WHEN RECORDED MAIL TO  
McDonald's Corporation  
U.S. Legal Department  
Attn: Robin Greaves  
110 N. Carpenter St.  
Chicago, IL 60607-2101  
(L/C: 027-0430)

MAIL TAX STATEMENT TO:  
McDonald's Corporation (L/C: 027-0430)  
P. O. Box 182571  
Columbus, OH 43218-2571

ESCROW NO: 00072304-118-DS

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**And Away They Go, LLC, a Nevada limited liability company**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
do hereby Grant, Bargain Sell and convey to

**McDonald's Real Estate Company, a Delaware corporation**

all that real property situated in the County of Douglas, State of NEVADA, bounded and  
described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 

1. Taxes for the current fiscal year, paid current.
2. The permitted title exceptions listed on Exhibit B, attached hereto  
and incorporated herein by reference.

Together with all and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 14 day of December, 2020.

**And Away They Go, LLC, a Nevada  
limited liability company**

*[Signature]*  
By: **Michael E. Pegram, Manager**

State of Nevada )  
County of Douglas ) SS:

On this 14, December 2020

appeared before me, a Notary Public,

*Michael Pegram,*  
*manager*

personally known or proven to me  
to be the person(s) whose name(s)  
is/are subscribed to the above  
instrument, who acknowledged that  
he/she/they executed the  
instrument for the purposes therein  
contained.

*Eileen Knox*  
Notary Public

My commission expires: 5/1/2024

 **EILEEN KNOX**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 06-2355-5 - Expires May 1, 2024

**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00072304-118DS**

# Clarification Page

Witness my/our hand(s) this \_\_\_\_\_ day of December, 2020.

**And Away They Go, LLC, a Nevada  
limited liability company**

\_\_\_\_\_  
**By: Michael E. Pegram, Manager**

State of Nevada )  
County of Douglas ) SS:

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
\_\_\_\_\_  
personally known or proven to me  
to be the person(s) whose name(s)  
is/are subscribed to the above  
instrument, who acknowledged that  
he/she/they executed the  
instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

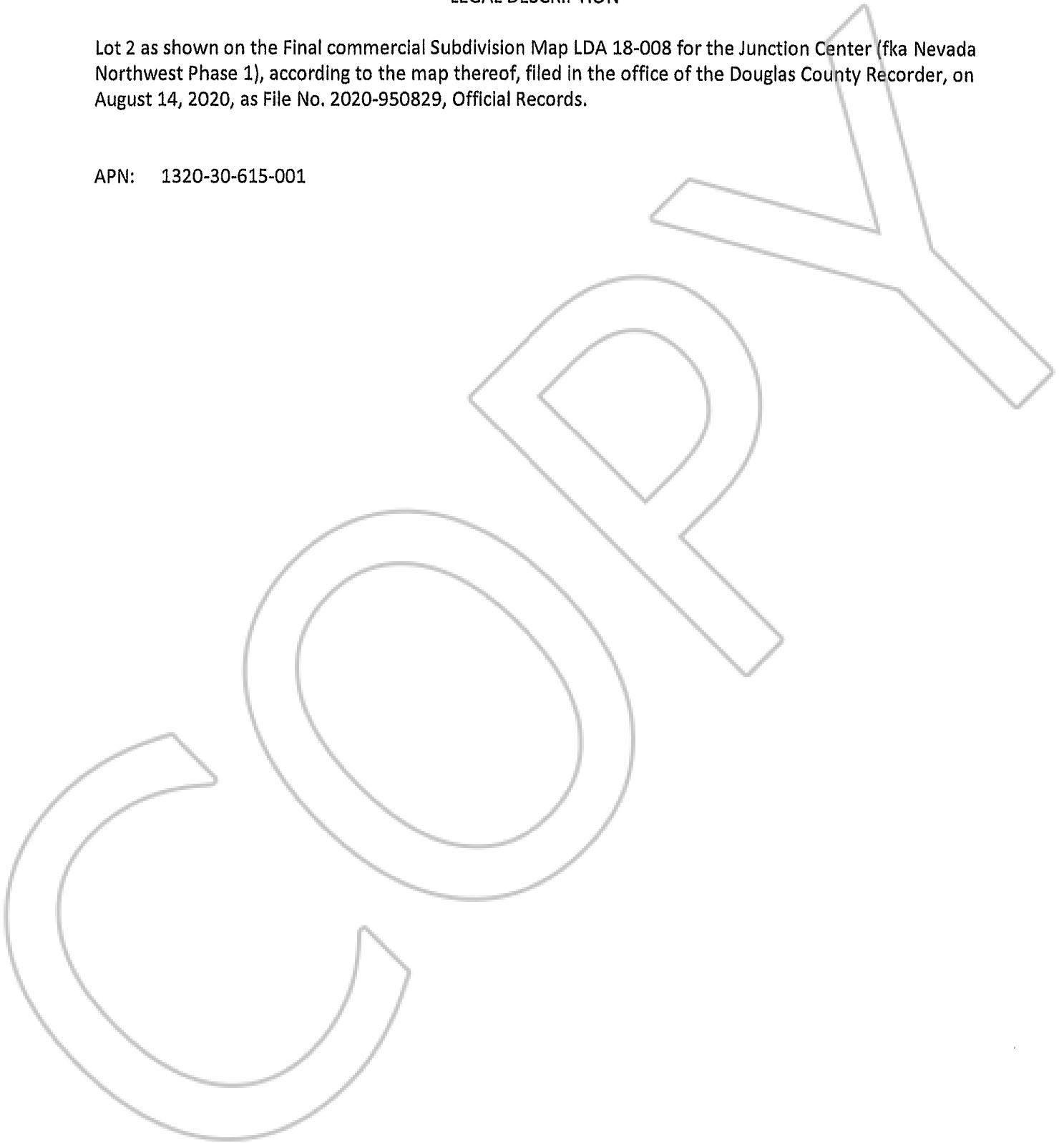
My commission expires: \_\_\_\_\_

**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00072304-118DS**

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 2 as shown on the Final commercial Subdivision Map LDA 18-008 for the Junction Center (fka Nevada Northwest Phase 1), according to the map thereof, filed in the office of the Douglas County Recorder, on August 14, 2020, as File No. 2020-950829, Official Records.

APN: 1320-30-615-001



## Exhibit "B"

1. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:

Assessor's Parcel No.: [1320-30-601-010] new assessor's parcel nos. will be 1320-30-615-001

Fiscal Year: 2020-2021

Total Taxes: \$5,828.55 PAID IN FULL

Affects: a portion of Parcel 1

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.

3. Any liens, charges or assessments levied by the Minden-Gardnerville Sanitation District by reason that the Land is located within said district.

4. Any liens, charges or assessments levied by the Town of Minden by reason that the Land is located within said district.

5. Any liens, charges or assessments levied by the Minden Town Water Company by reason that the Land is located within said district.

6. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.

7. Water rights, claims or title to water, whether or not disclosed by the public records.

8. Subject to any rights and/or provisions of the General Highway Act for improvements, repair or landscaping to the public highway located along the boundary of the Land.

9. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: April 4, 1892

Recording No.: Book 2, Page 45, Patent Records

10. Conditions and reservations contained in the Deed

Recording Date: January 7, 1919

Recording No.: Book Q, Page 59, as Document No. 1043, Deed Records

11. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to

County/City/State: State of Nevada

Street or Highway: Highway 395

Recording Date: July 30, 1928

Recording No.: Book S, Page 451, as Document No. 1483, Deed Records

12. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to

County/City/State: State of Nevada

Street or Highway: Highway 395

Recording Date: August 30, 1937

Recording No.: Book U, Page 496, as Document No. 4140, Deed Records

13. Terms, provisions and conditions as contained in an instrument

Entitled: Development Standard Handbook The Village PUD Winhaven PUD

Recording Date: August 26, 1986

Recording No.: Book 886, Page 3113, as Document No. 139784, Official Records

14. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Record of Survey to Support a Boundary Line Adjustment for Nevada Northwest, LLC

Recording Date: June 29, 2007

Recording No.: Book 607, Page 10122, as Document No. 704201, Official Records

15. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Record of Survey to Support a Boundary Line Adjustment for And Away They Go, LLC

Recording Date: January 23, 2019

Recording No.: 2019-924927, Official Records

16. Terms, provisions and easements as contained in an instrument

Entitled: Reciprocal Road and utility Easement Agreement

Executed by: And Away They Go, LLC, a Nevada limited liability company

Recording Date: January 23, 2019

Recording No.: 2019-924928, Official Records

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southwest Gas Corporation, a California corporation

Purpose: a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances

Recording Date: March 19, 2019

Recording No: 2019-926811, Official Records

18. Matters as set forth on an ALTA/NSPS Land Title Survey prepared by CFA, Inc., Robert O. LaRiviere PLS, dated September 17, 2019 and last revised November 23, 2020 and designated as Job No. 18074.00 as follows:

a) A waterline lying within the subject property with no apparent granted easement.

19. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Commercial Subdivision Map No. LDA 18-008

Recording Date: August 14, 2020

Recording No: 2020-950829, Official Records

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-615-001  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 e.  Apt. Bldg      f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 i. Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 2,100,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 2,100,000.00  
 d. Real Property Transfer Tax Due: \$ 8,190.00

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 parties agree that 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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: And Away They Go, LLC, a Nevada limited liability company  
 Address: 1627 U.S. Hwy 395 N  
Minden, NV 89423  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: McDonald's Real Estate Company, a Delaware corporation  
 Address: 110 N. Carpenter St.  
Chicago, IL 60607-2101  
 City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 00072304-118-DS  
 Address: 2450 St. Rose Parkway, Suite 150  
 City, State, Zip: Henderson, NV 89074