

DOUGLAS COUNTY, NV

**2020-958791**

Rec:\$40.00

\$40.00

Pgs=7

**12/22/2020 03:08 PM**

FIDELITY NATIONAL TITLE – ST. ROSE

KAREN ELLISON, RECORDER

**APN: 1320-30-615-001**  
**Minden, NV**  
**NEC Hwy 395 & Hwy 88**  
**L/C: 027-0430**  
**File #45860**

**TITLE OF DOCUMENT:**

**RESTRICTIVE COVENANT**

**RECORDING REQUESTED BY:**

**FIDELITY NATIONAL TITLE**

**TITLE: 01705844-098-TO**  
**ESCROW: 00072304-DS**

**WHEN RECORDED MAIL TO:**

**NAME: McDonald's Corporation**  
**ATTN: Robin A. Greaves**  
**ADDRESS: 110 N. Carpenter St.**  
**CITY/STATE/ZIP: Chicago IL 60607-2101**

**This page added to provide additional information required by NRS 111.312  
Sections 1-2**

**(Additional recording fee applies)**



Clarification Page

Minden, NV  
NEC Hwy 395 & Hwy 88  
L/C: 027-0430  
File # 45860

Prepared by: Lorraine V. Fortelka  
After recording, return to: Robin A. Greaves  
McDONALD'S CORPORATION  
110 N Carpenter St  
Chicago IL 60607-2101

**RESTRICTIVE COVENANT**

Under a Contract dated June 28, 2019, **AND AWAY THEY GO, LLC**, a Nevada limited liability company ("Grantor") agreed to convey to **McDONALD'S REAL ESTATE COMPANY**, a Delaware corporation ("Grantee") a parcel of real estate described on Exhibit A attached.

One of the terms of that Contract required Grantor to record a Restrictive Covenant affecting the use of Grantor's other property.

THEREFORE, in consideration of the terms and conditions contained in that Contract, Grantor promises and declares that the property described on Exhibit B attached will not be leased, used or occupied as any restaurant or food service establishment operating under the trade name of Burger King, Wendy's, Carl's Jr., Jack-in-the-Box, or In-N-Out, or operating under any successor trade name(s) for a period of 20 years from the date of the recording of this document.

This restriction runs with the land described on Exhibits A and B and shall inure to the benefit of Grantee and be binding upon Grantor and Grantor's successors and assigns.

Grantor has executed this Restrictive Covenant, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

GRANTOR:  
**AND AWAY THEY GO, LLC**  
a Nevada limited liability company

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

**ACKNOWLEDGMENT - CORPORATE**

STATE OF NEVADA            )  
  ) SS:  
COUNTY OF DOUGLAS    )

I, \_\_\_\_\_, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Michael E. Pegram, as Manager of And Any Away They Go, LLC, a Nevada limited liability company, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such authorized party and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.


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

My commission expires \_\_\_\_\_.

STATE OF NEVADA  
COUNTY OF DOUGLAS

AFFIDAVIT OF OWNERSHIP

The undersigned, being first duly sworn on oath, deposes and states that the undersigned is an officer or partner of the above named Grantor and as such has access to the records of the Grantor and knows of his(her) personal knowledge that the Grantor has title to all of the property described on Exhibit B attached.

  
\_\_\_\_\_  
Michael E. Pegram

Subscribed and sworn to before me this 14 day of December 2020.

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

My commission expires 5/1/2024

(Attach Exhibits A and B)

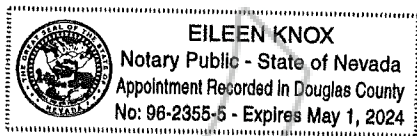
ACKNOWLEDGMENT

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on December 14, 2020, by Michael E. Pegram, Manager of And Away They Go, LLC.

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

My commission expires 5/1/2024



# Clarification Page

STATE OF NEVADA

COUNTY OF DOUGLAS

## AFFIDAVIT OF OWNERSHIP

The undersigned, being first duly sworn on oath, deposes and states that the undersigned is an officer or partner of the above named Grantor and as such has access to the records of the Grantor and knows of his(her) personal knowledge that the Grantor has title to all of the property described on Exhibit B attached.

\_\_\_\_\_  
Michael E. Pegram

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

(Attach Exhibits A and B)

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## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, by Michael E. Pegram, Manager of And Away They Go, LLC.

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

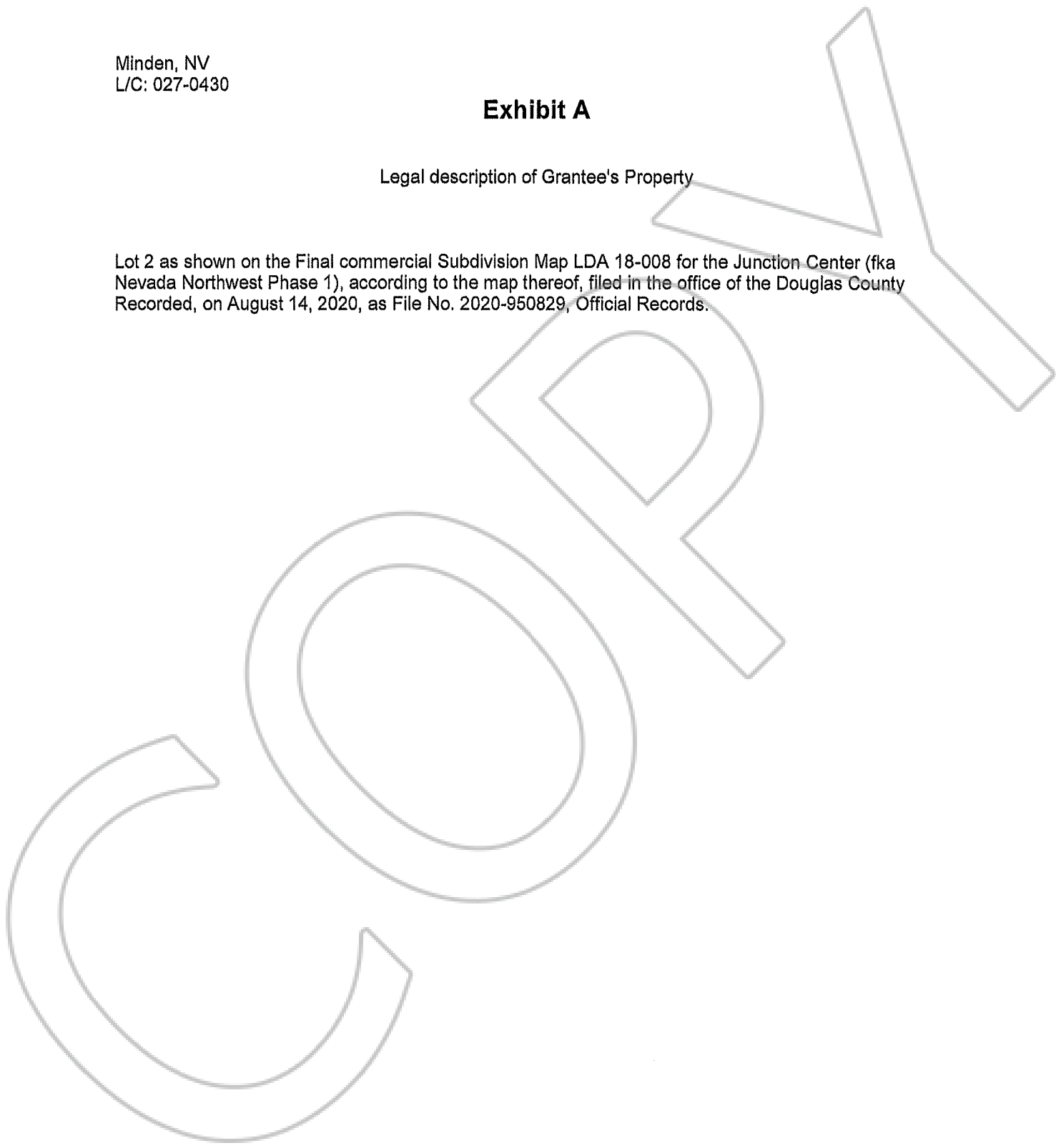
My commission expires \_\_\_\_\_

Minden, NV  
L/C: 027-0430

## Exhibit A

Legal description of Grantee's Property

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 Recorded, on August 14, 2020, as File No. 2020-950829, Official Records.



Minden, NV  
L/C: 027-0430

## Exhibit B

Legal description of Grantor's property  
(Grantor to insert)

Lot 1 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 Recorded, on August 14, 2020, as File No. 2020-950829, Official Records.

