

DOUGLAS COUNTY, NV
RPTT:\$3315.00 Rec:\$40.00
\$3,355.00 Pgs=3
2022-985534
05/25/2022 09:58 AM
STEWART TITLE GUARANTY - COMMERCIAL
KAREN ELLISON, RECORDER

APN No.: 1320-30-701-011
R.P.T.T. \$3,315.00

RECORDING REQUESTED BY:
Stewart Title Guaranty Company
8215 S. Eastern Ave, Suite 108
Las Vegas, NV 89123

WHEN RECORDED MAIL TO:
The Benjamin and Lydia Chayra Trust
3410 Nambe Drive, Reno, NV 89511

MAIL TAX STATEMENTS TO:
The Benjamin and Lydia Chayra Trust
3410 Nambe Drive, Reno NV 89511

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **McDONALD'S CORPORATION, a Delaware corporation**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **BENJAMIN P. CHAYRA, TRUSTEE AND LYDIA CHAYRA, TRUSTEE OF THE TRUST AGREEMENT OF BENJAMIN P. CHAYRA AND LYDIA CHAYRA, DATED THE 11TH DAY OF DECEMBER, 2006:**

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF
(the "Premises")

SUBJECT TO: Special taxes or special assessments, if any, for improvements not yet completed; installments not due as of the date of this deed or any special assessment for improvements previously completed, if any, general real estate taxes, if any, for the year 2022 and subsequent years; covenants, conditions, agreements, reservations and restrictions of record; zoning and building laws or ordinances; private and public utility and drainage easements and rights; roads and highways, access ways and driveways, whether or not of record; all matters which a current, accurate survey of the Premises would disclose; the terms, reservations and conditions of this sale.

THE PREMISES ARE SOLD TO AND ACCEPTED BY PURCHASER "AS IS" AND "WHERE IS", WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.

The Premises will not be leased, used or occupied (i) as a restaurant or for food service purposes (which includes any type of food or drink), drive-in, drive-thru or walk-up eating/drinking facility (including without limitation a kiosk, stand, booth, or area located inside another business facility) (any a "Restaurant"). As used herein, the term "Restaurant" does not include any establishment with respect to which both of the following are true (x) the establishment offers as the primary method of service for all mealtimes, food and

drink orders taken by and served by a waiter or waitress at the customer's table, and (y) the establishment does not offer drive-thru service. In addition, and without limiting the foregoing, as used herein, the term "Restaurant" does not include: (xx) a convenience store selling prepackaged food and beverages provided such convenience store does not serve any food or beverages that are fried, baked, or otherwise cooked, prepared, warmed, or re-heated on-site, or (yy) a butcher shop selling raw meats; (ii) for the sale of pornographic materials or magazines, sexually-oriented material, marijuana or other legal drugs or controlled substances and/or any products containing marijuana and/or any of its components, drug paraphernalia or any items that are illegal, for a period of 20 years from the date of this deed. This restriction will be a covenant running with the land and be binding upon grantee, its heirs, administrators, successors and assigns.

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

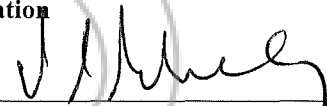
In Witness Whereof, I/We have hereunto set my hand/or hands this 24th day of May, 2022.

McDonald's Corporation,
a Delaware corporation

McDonald's Corporation, a Delaware
corporation

By: Padraic G. Molloy, Senior Counsel

By



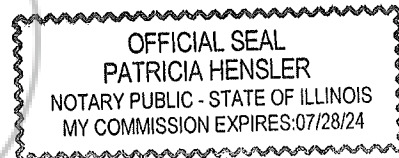
Padraic G. Molloy, Senior Counsel

STATE OF ILLINOIS
COUNTY OF COOK

} ss:

This instrument was acknowledged before me on , MAY 18, 2022
by Padraic G. Molloy, Senior Counsel

NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 1:

All that certain piece or parcel of land situated in the Southeast Quarter of Section 30, Township 13 North, Range 20 East, M.D.M. Douglas County, Nevada described as follows:

Beginning at the Northeast corner of that certain Parcel 2 of Parcel Map recorded in Book 1278 of Parcel Maps, Page 925, Official Records, Douglas County Nevada, said point being on the Southerly line of Nevada State Highway, U.S. 395, and from which the South Quarter corner of said Section 30 bears South 44°39'43" West, a distance of 2,125.50 feet;

Thence South 26°35'00" West, along the Easterly line of said Parcel 2 a distance of 250.00 feet;

Thence North 63°25'00" West, 119.50 feet;

Thence North 26°35'00" East, 250.00 feet to the Southerly line of said U.S. 395;

Thence South 63°25'00" East along the Southerly line of U.S. 395 a distance of 119.50 feet to the point of beginning.

Parcel 2:

All that certain piece or parcel of land situated in the Southeast Quarter of Section 30, Township 13 North, Range 20 East, M.D.M. Douglas County, Nevada described as follows:

Beginning at the Northeast corner of that certain Parcel 2 of Parcel Map recorded in Book 1278 of Parcel Maps, Page 925, Official Records, Douglas County Nevada, said point being on the Southerly line of Nevada State Highway, U.S. 395; Thence South 26°35'00" West along the Easterly line of said Parcel 2, a distance of 250.00 feet to the true point of beginning:

Thence South 26°35'00" West along the Easterly line of said Parcel 2, a distance of 84.00 feet to the Southeast corner of said Parcel 2; Thence, North 63°25'00" West along the Southerly line of said Parcel 2, a distance of 119.50 feet to a point; Thence, North 26°35'00" East a distance of 84.00 feet to a point; Thence South 63°25'00" East, a distance of 119.50 feet to the true point of beginning.

Parcel 3:

A non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress as granted and described in that certain Easement Grant, recorded August 1, 1984 in Book 884, Page 012, as Instrument No. 104399 of Official Records, Douglas County, Nevada.

Assessors Parcel No. 1320-30-701-011

(Pursuant to NRS 111.312, the above legal description previously appeared in those certain Deeds, recorded April 30, 1982 in Book 482, Page 1818, as Instrument No. 67326 and recorded August 1, 1984 in Book 884, Page 010 as Instrument No. 104398 of Official Records)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-30-701-011
 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'/Ind'l |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home |
| | <input type="checkbox"/> | | Other |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 850,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 850,000.00
 d. Real Property Transfer Tax Due \$ 3,315.00

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  McDonald's Corporation Capacity: Seller
 Padraic G. Molloy

Signature _____ Capacity: Buyer

Benjamin Chayra
SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: McDonald's Corporation
 Address: 110 N. Carpenter St.
 City: Chicago
 State: Illinois Zip: 60607

Benjamin and Lydia Chayra
BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Benjamin and Lydia Chayra
 Address: 3410 Nambe Drive
 City: Reno
 State: Nevada Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Stewart Title Guaranty Company
 Address: 8215 S. Eastern Ave, Suite 108
 City: Las Vegas

Escrow # 22000030780
 State: NV Zip: 89123

**STATE OF NEVADA
DECLARATION OF VALUE**

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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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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McDonald's Corporation

Signature Padraic G. Molloy Capacity: Seller

Signature Benjamin Chayra Capacity: Buyer 5/20/2022
 Benjamin Chayra Benjamin Chayra

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: McDonald's Corporation
 Address: 110 N. Carpenter St.
 City: Chicago
 State: Illinois Zip: 60607

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Benjamin and Lydia Chayra
 Address: 3410 Nambe Drive
 City: Reno
 State: Nevada Zip: 89511

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