

2021029780 00150FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2200.00PRESENTED & RECORDED
06/04/2021 01:34:55 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST**BK: RE 3615****PG: 1668 - 1670**

This instrument was prepared by or
Jeff Grill, Esq.
Burger King Corporation
5707 Blue Lagoon Drive
Miami, FL 33126

Mail after recording to: Gary R. Wolf, Higgins Benjamin, PLLC, P.O. Box 20570, Greensboro, NC 27420

Parcel Identifier: 6817-64-1181 2897 Reynolda Rd., Winston-Salem, NC

Excise Tax: \$2,200.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 2nd day of June, 2021, by **BURGER KING CORPORATION**, a Florida corporation, having an address at 5707 Blue Lagoon Drive, Miami, Florida 33126 (the "Grantor") to **JPV-BTS, LLC**, an Alabama limited liability company having an address at 2600 Dauphin Street, Mobile, AL 36606, (the "Grantee"). (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor by Grantee, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, that certain property situated in Forsyth County, North Carolina, as more particularly described on Exhibit "A", attached hereto and made a part hereof (the "Property").

This conveyance is made subject to: Taxes not yet due and payable, all restrictions, conditions, reservations, limitations of record, and easements of record and in place, if any, current zoning, and any condition which a physical inspection of the premises and an accurate and complete survey would disclose, but this reference shall not operate to reimpose same.

This conveyance is made subject to the following restriction:

The Property shall not be used for any of the following: Starbucks, Dunkin Donuts, Krispy Kreme, KFC, Chick-fil-A, McDonalds, Chipotle or any of their successor trade names or for the advertising thereof, for a period of twenty (20) years from the date first written above and such restriction shall be enforceable by Grantor, its successors or assigns, by any available remedy at law and in equity.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR HEREBY specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name, and its corporate seal to be affixed hereto, by its proper officers thereunto duly authorized, on the day and year first above written.

Submitted electronically by "Higgins Benjamin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Signed, sealed and delivered in the presence of:

WITNESS TO ALL:

GRANTOR:

BURGER KING CORPORATION

John Paul Oros

Print Name: John Paul Oros

Jessica Rosendo

Print Name: Jessica Rosendo

BY: Vicente A. Tome

Vicente A. Tome
Director and Secretary

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2021, by Vicente A. Tome, who is personally known to me, as the Director and Secretary of **BURGER KING CORPORATION**, a Florida corporation, on behalf of the company.



Heileen S. Bell
NOTARY PUBLIC in and for the State of Florida
My appointment expires:

EXHIBIT "A"

Legal Description

BEGINNING at an iron stake on the right-of-way on the North side of Reynolda Road, said stake being 194.44 feet East of the Northeast corner of Old Town Drive and Reynolda Road, and running thence North 41 degrees 27 minutes East 200 feet to an iron stake; thence running South 48 degrees 33 minutes East 150 feet to an iron stake; thence running South 41 degrees 27 minutes West 200 feet to an iron stake; thence running North 48 degrees 33 minutes West 150 feet with the right-of-way line on the North side of Reynolda Road to an iron stake, the place of beginning, containing 30,000 square feet.