

**2021029781 00151**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
06/04/2021 01:34:55 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3615**

**PG: 1671 - 1672**

**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: NTC

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is made the 2nd day of June, 2021 **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").

**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 quitclaim, without any warranty whatsoever, unto the Grantee all interest of the Grantor, if any, in that certain property situated in the Forsyth County, North Carolina, as more particularly described below (the "Property"):

BEGINNING at a one inch existing iron pin in the northern margin of the 100 foot right of way of Reynolda Road, a common corner with the property of Winston Salem Reynolds LLC (Deed Book 3354, Page 1455); thence with the line of Winston Salem Reynolds LLC, North 38° 24' 20" East 195.28 feet to a ½ inch existing iron rod; thence continuing with the line of Winston Salem Reynolds LLC, North 38° 24' 20" East 4.72 feet to a point in the line of the property of Columbine Associates (Deed Book 1027, Page 702); thence with the line of Columbine Associates, South 51° 37' 19" East 149.79 feet to a point, a common corner with the property of MJL Development Co., PLLC (Deed Book 3201, Page 2900); thence with the line of MJL Development Co., PLLC, South 38° 18' 46" West 199.94 feet to a point in the northern margin of the right of way of Reynolda Road, said point being located North 51° 38' 41" West from a one inch existing iron pipe in the northern margin of the right of way of Reynolda Road along the frontage of MJL Development Co., PLLC; thence with the northern margin of the right of way of Reynolda Road, North 51° 38' 41" West 150.12 feet to a one inch existing iron pipe, the point and place Beginning, containing 0.668 acres in accordance with a Topographical Survey for Summey Engineering, dated January 28, 2021, as prepared Survey Carolina, PLLC, Job No. 12555.

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal the day and year first written above.

(SIGNATURES ARE ON THE FOLLOWING PAGE)

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**

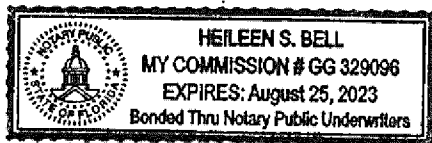
*John Paul Overdo*  
Print Name: John-Paul Overdo  
*Jessie Rose*  
Print Name: Jessie Rose

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: